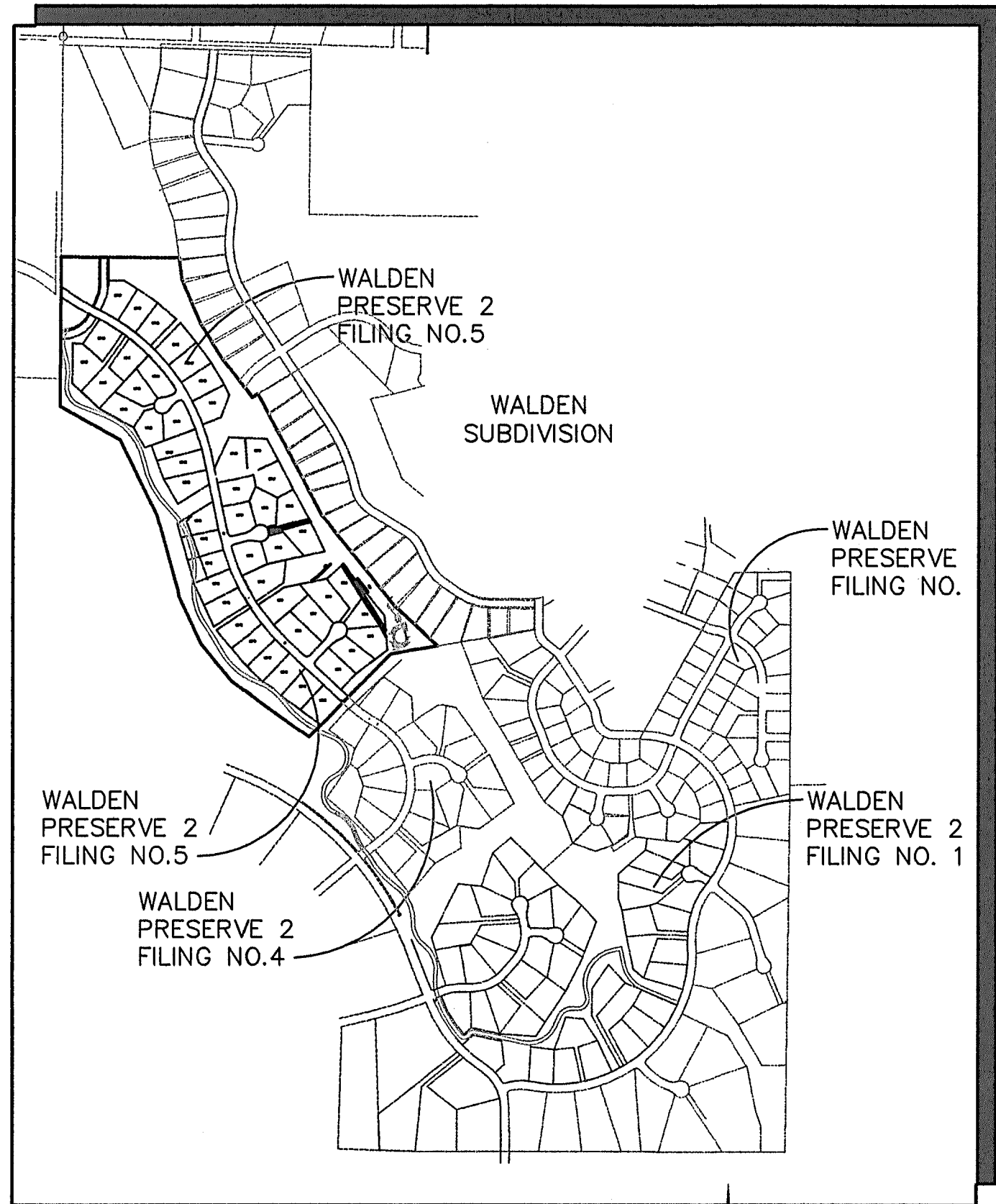


VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

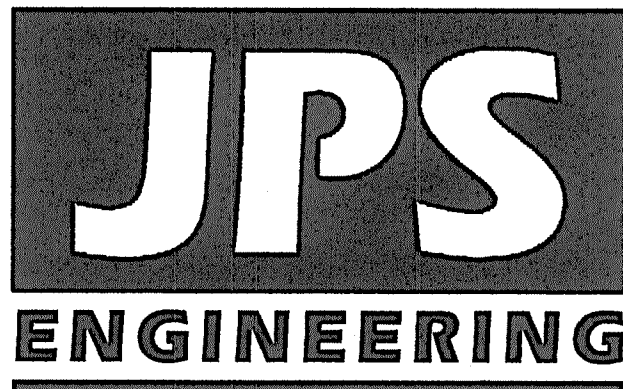
BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

WALDEN PRESERVE 2 FILING NO. 5 Construction Drawings El Paso County, Colorado

PREPARED FOR:
Custom Castles, Inc.
17145 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:
**19 East Willamette Avenue
Colorado Springs, Colorado 80903
August, 2022**

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
LAND PLANNER:	LAND RESOURCE ASSOCIATES 9736 MOUNTAIN ROAD CHIPITA PARK, CO 80809 MR. DAVE JONES (719)684-2298	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (719)546-5732		

SHEET INDEX

G1	GEC TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
PP1.1	PINEHURST CIRCLE PLAN & PROFILE
PP1.2	PINEHURST CIRCLE PLAN & PROFILE
PP1.3	PINEHURST CIRCLE PLAN & PROFILE
PP1.4	PINEHURST CIRCLE PLAN & PROFILE
PP2.1	EMERSON CLIFF CT PLAN & PROFILE
PP2.2	CUL-DE-SAC B, & C PLAN & PROFILES
SD1	CULVERT PLAN & PROFILES
U1	MASTER UTILITY PLAN
U1.1	SITE UTILITY PLAN - SOUTH
U1.2	SITE UTILITY PLAN - NORTH
U2	UTILITY NOTES & DETAILS

ENGINEER:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR LIABILITY OF ANY INADEQUATE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891

8/12/22
DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Matthew W. Dunston

8/15/22
DATE

CUSTOM CASTLES, INC.
17145 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

APPROVED
Engineering Department
09/15/2022 10:40 AM
JPS
EPC Planning & Community
Development Department

ATE

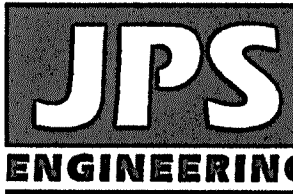
PCD FILE NO. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5

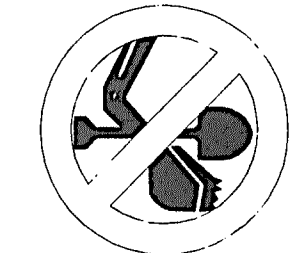
TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/14/20	LAST MODIFIED:	8/9/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

G1



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpseng.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
ADVANCE 48 HOURS
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

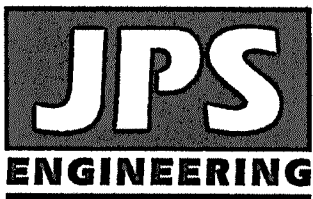
DESIGN DATA

ROAD CLASSIFICATION:	RURAL LOCAL	REFERENCE STANDARD
DESIGN SPEED:	30 MPH	ECM TABLE 2-5
POSTED SPEED:	30 MPH	ECM TABLE 2-5
ROADWAY WIDTH:	28' EOA-EOA	ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	300'	ECM TABLE 2-5
MIN. GRADE:	1.0%	ECM TABLE 2-5
MAX. GRADE:	8.0%	ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE	2.0%	ECM TABLE 2-31
MIN. K-VALUE (CREST):	19	ECM TABLE 2-12
MIN. K-VALUE (SAG):	37	ECM TABLE 2-14

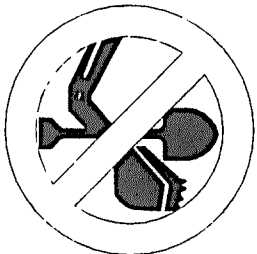
LEGEND:

-----	NEW/EXISTING
-----	SECTION LINE - NEW/EXISTING
-----	EASEMENT LINE - NEW/EXISTING
-----6230-----	CONTOUR - NEW/EXISTING
-----	PROPERTY LINE - NEW/EXISTING
-----	FENCE - NEW/EXISTING
-----	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
-----	UNDERGROUND ELECTRIC LINE NEW/EXISTING
-----	UNDERGROUND ELECTRIC - NEW/EXISTING
-----	TELEPHONE - NEW/EXISTING
-----	GAS - NEW/EXISTING
-----	WATER - NEW/EXISTING
-----	ECB - DITCH LINING
-----	SECTION NUMBER
-----	SHEET ON WHICH SECTION IS SHOWN

WALDEN PRESERVE 2 - FILING NO. 5



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



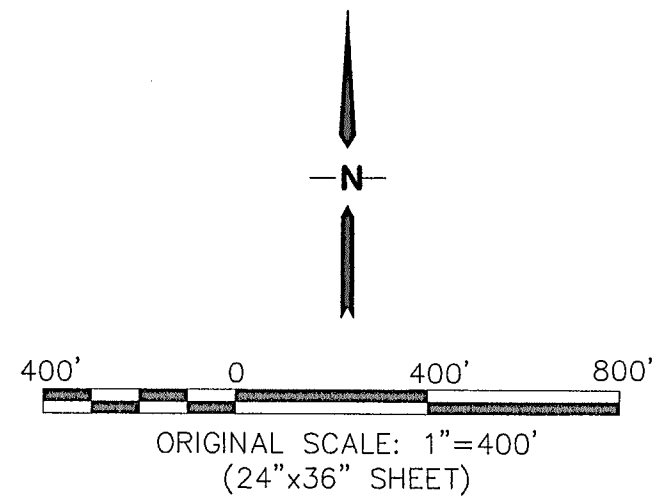
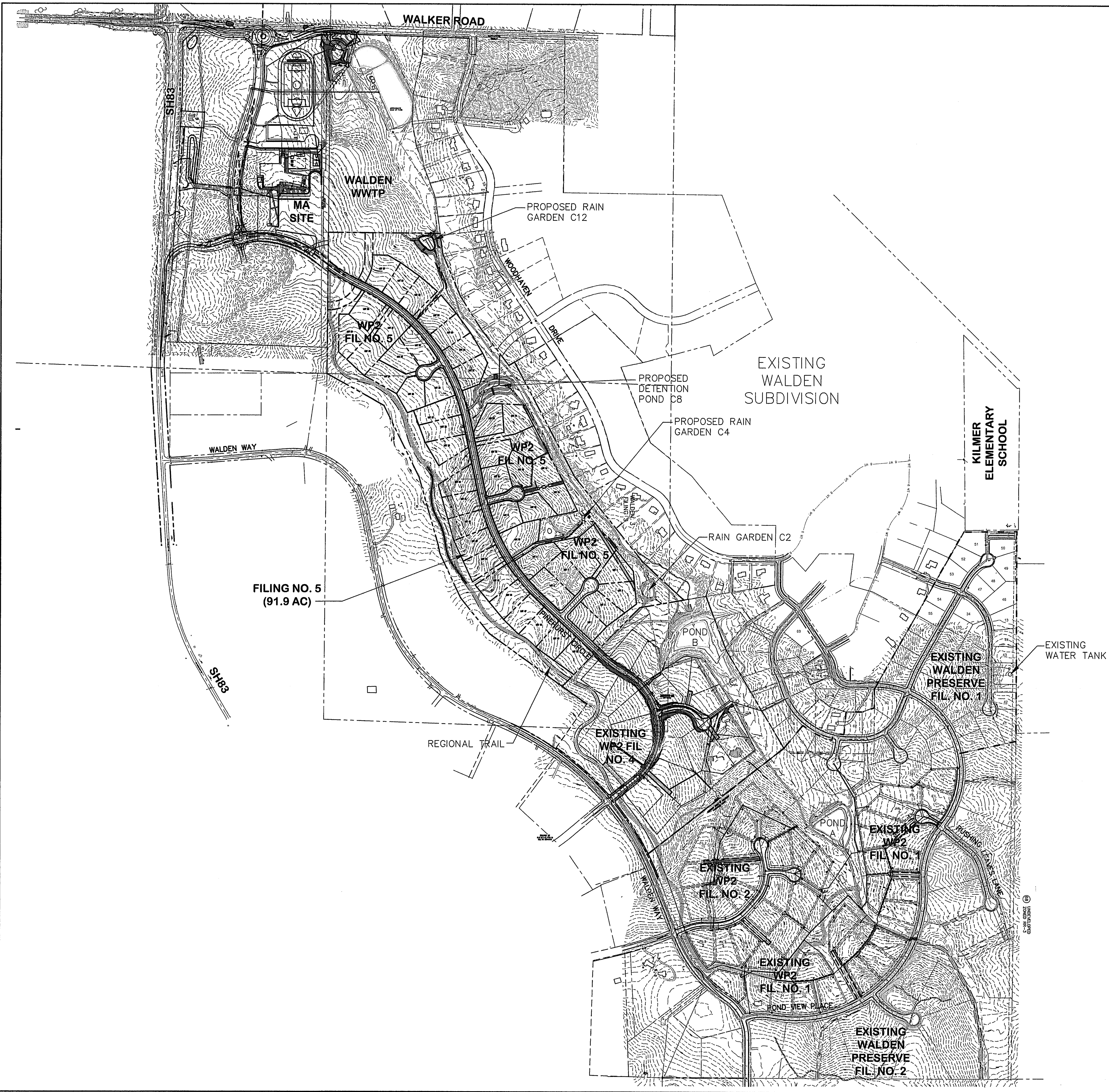
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

GENERAL NOTES
& LEGEND

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/16/20	LAST MODIFIED:	9/16/22
PROJECT NO:	040201	MODIFIED BY:	JPS

G2

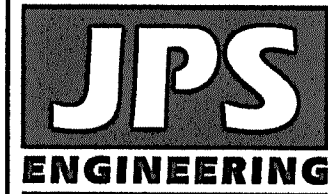
C:\Users\Owner\Dropbox\jps\projects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\C1.dwg Aug 15, 2022 -- 3:56pm



EPC 9/15/2022

WALDEN PRESERVE 2 - FILING NO. 5

OVERALL SITE PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



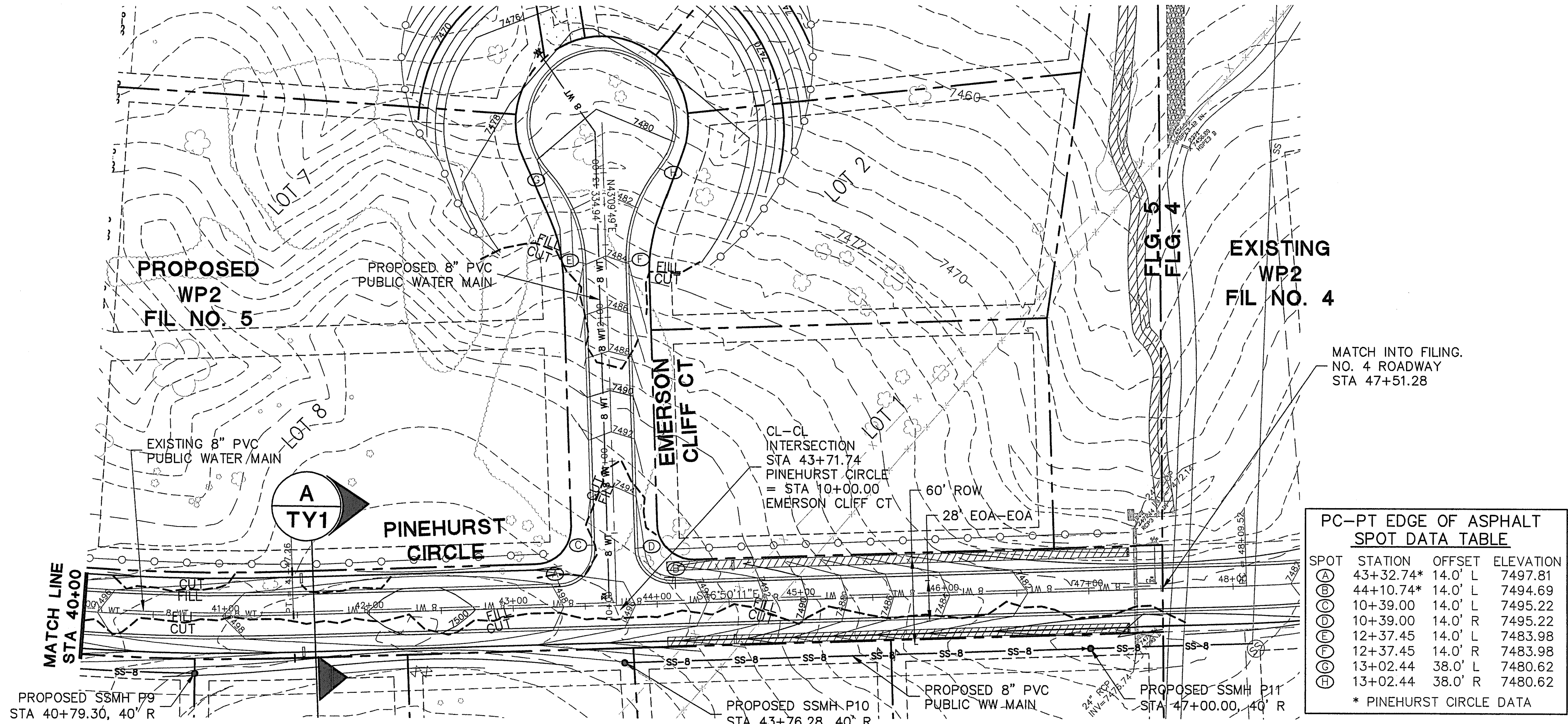
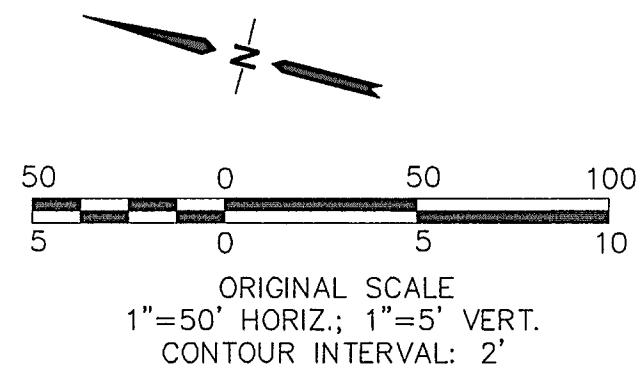
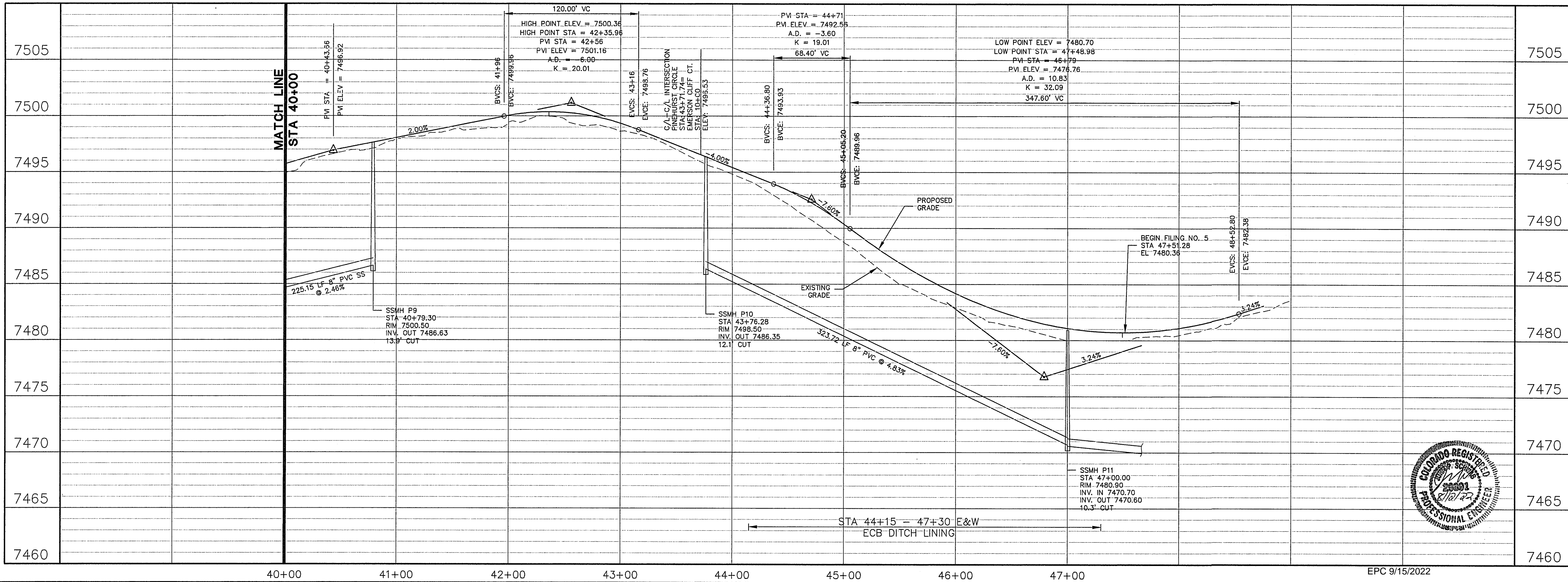
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22

HORZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 8/15/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

C1

C:\Users\Michael.Dropbox\jpsprojects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\PP1.dwg Jul 06, 2022 - 2:57pm



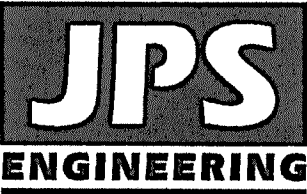
WALDEN PRESERVE 2 - FILING NO. 5

PINEHURST CIRCLE PLAN & PROFILE

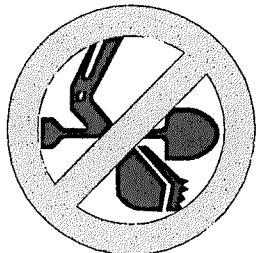
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 9/14/20
PROJECT NO: 040201
SHEET:

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/5/22
MODIFIED BY: MSP

PP1.1



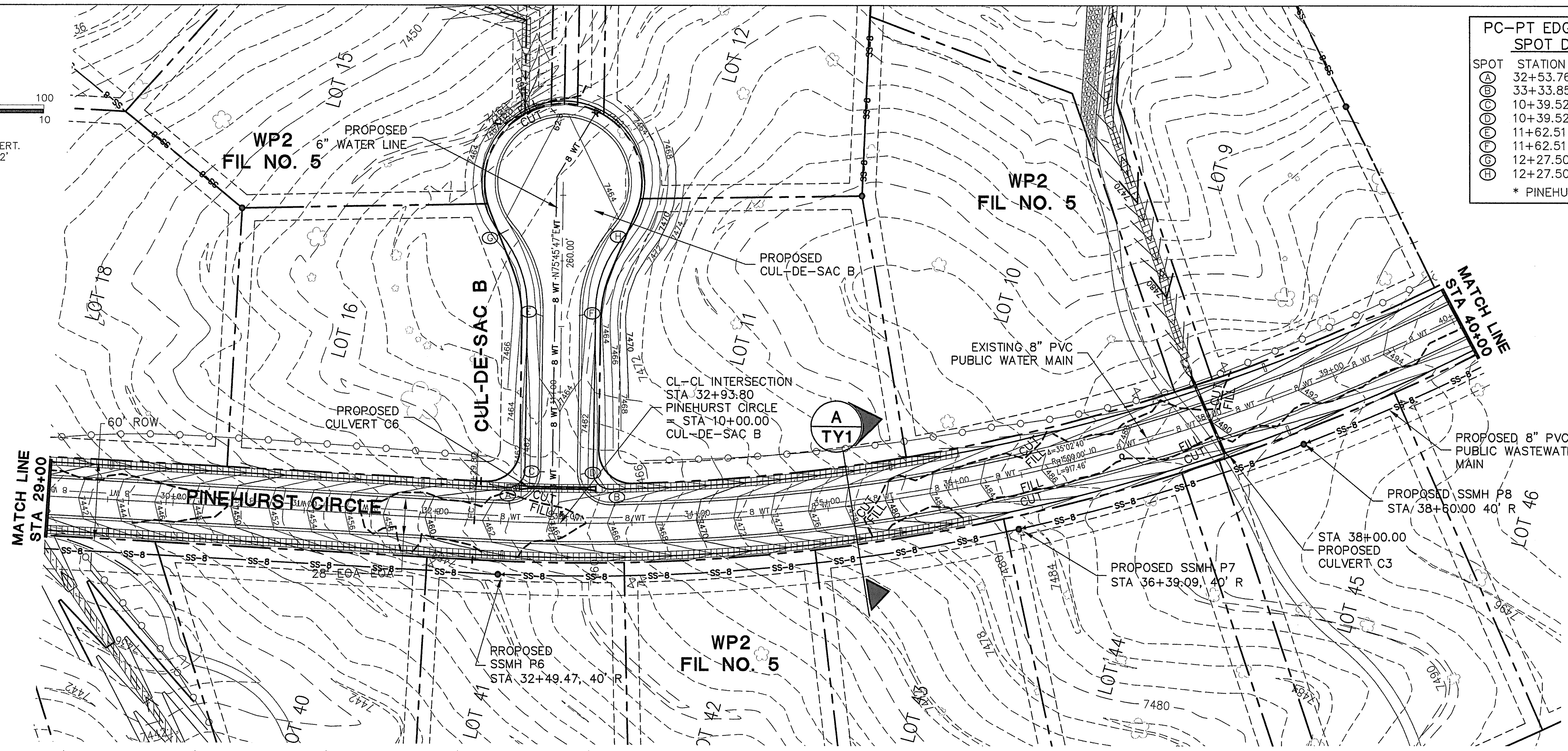
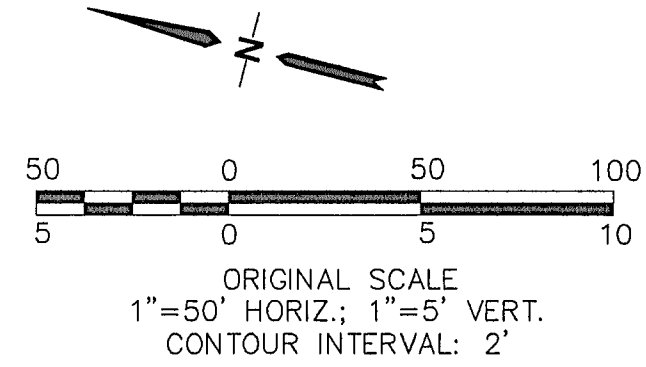
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



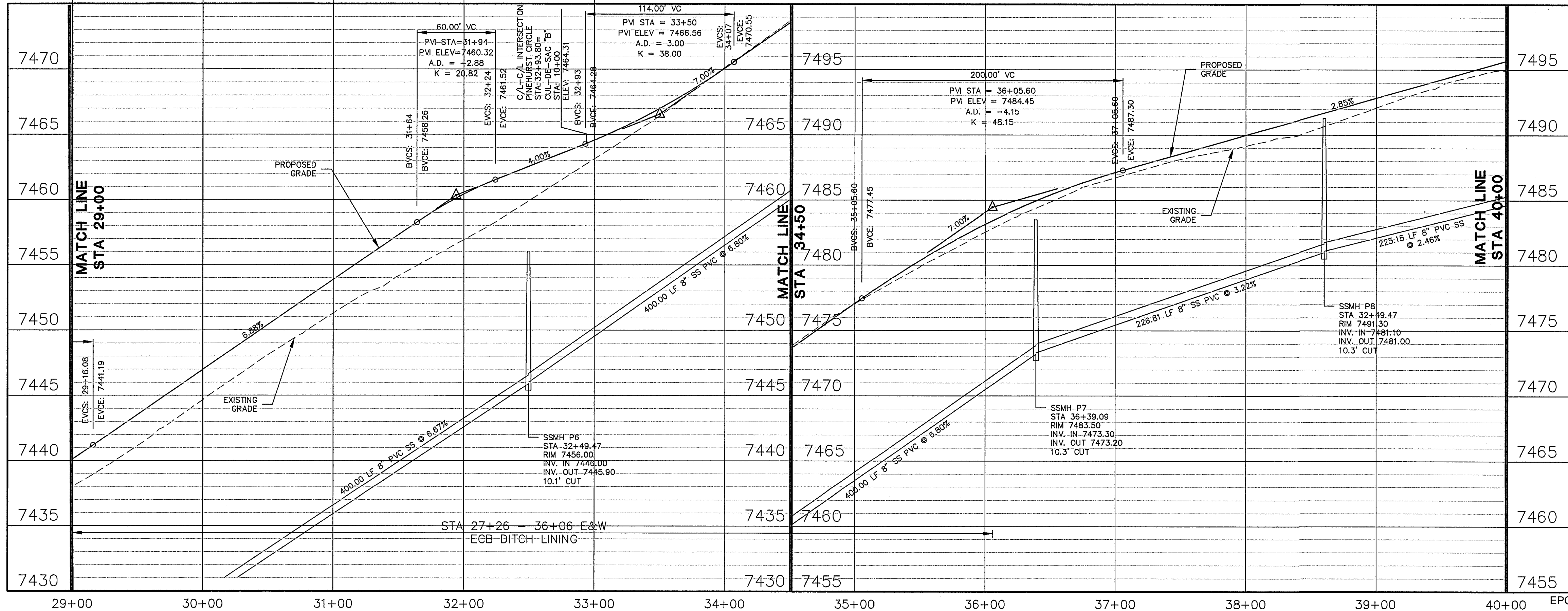
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-4 HOURS BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISION	DATE	BY
FINAL PLAT SUBMITTAL	1/10/22	JPS
FINAL PLAT SUBMITTAL	7/5/22	JPS

C:\Users\Michael\Dropbox\paprojects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\PP1.dwg Jul 06, 2022 - 2:56pm

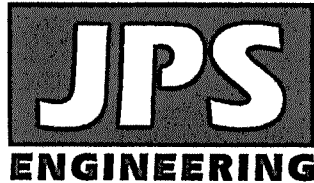


PC-PT EDGE OF ASPHALT SPOT DATA TABLE			
SPOT	STATION	OFFSET	ELEVATION
⊙	32+53.76*	14.0' L	7462.43
⊙	33+33.85	14.0' L	7465.85
⊙	10+39.52	14.0' L	7463.58
⊙	10+39.52	14.0' R	7463.58
⊙	11+62.51	14.0' L	7464.94
⊙	11+62.51	14.0' R	7464.94
⊙	12+27.50	38.0' L	7464.15
⊙	12+27.50	38.0' R	7464.15
* PINEHURST CIRCLE DATA			

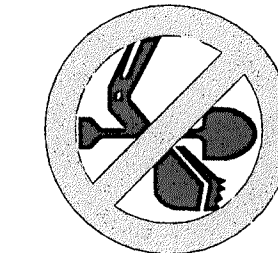


WALDEN PRESERVE 2 - FILING NO. 5

PINEHURST CIRCLE
PLAN & PROFILE



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

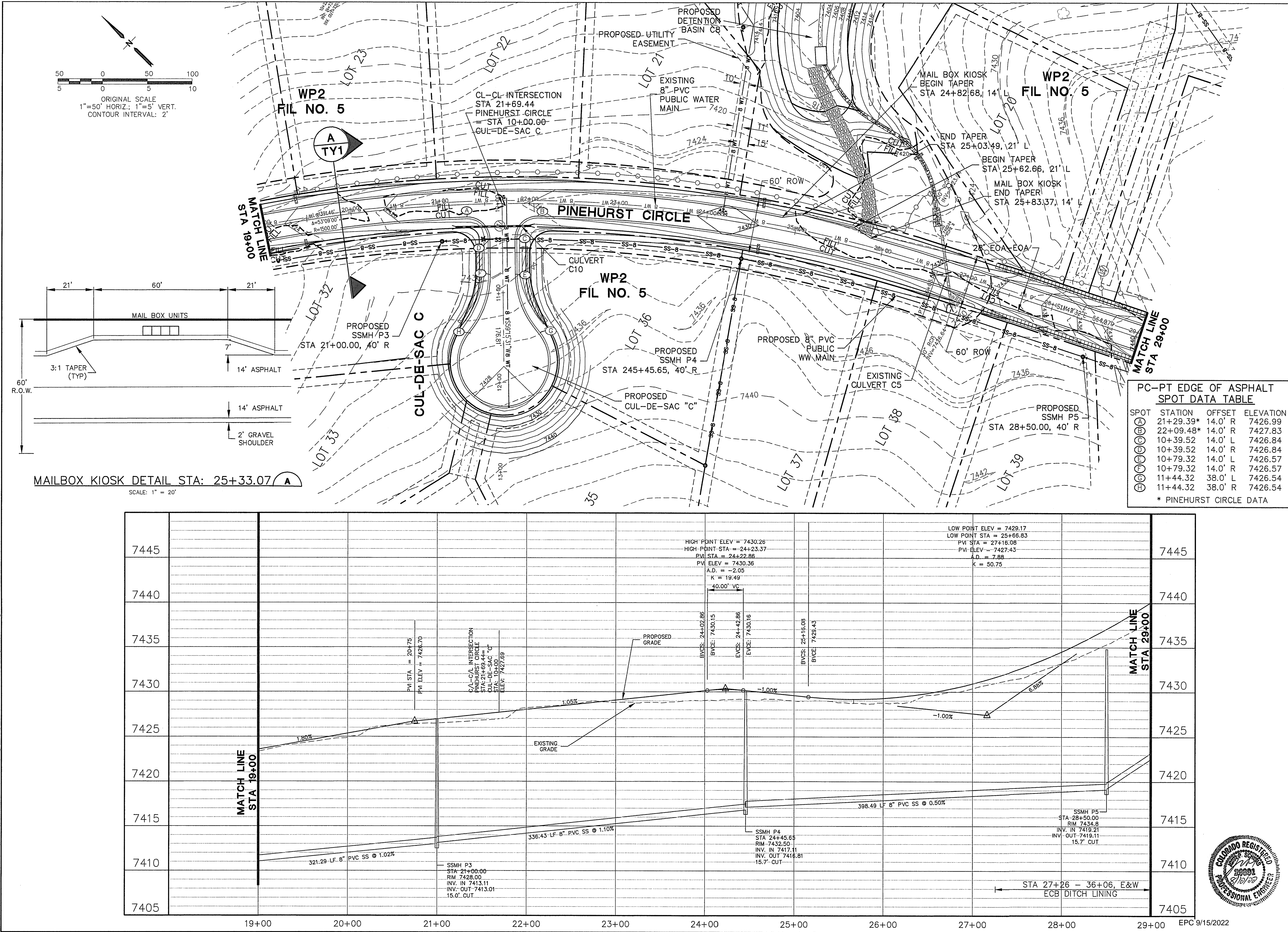


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	BY	REVISION	DATE
1	JPS	FINAL PLAT SUBMITTAL	1/10/22
2	JPS	EPC COMMENTS	7/6/22

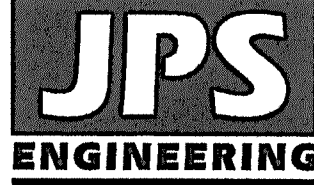
HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 5/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	PP1.2

C:\Users\Michael\Dropbox\Projects\040201\walden.dwg (s) WALDEN PRESERVE 2 (Fig. 5) PP1.dwg Jul. 06, 2022 - 2:55pm



WALDEN PRESERVE 2 - FILING NO. 5

PINEHURST CIRCLE PLAN & PROFILE



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS BEFORE
BEGINNING OF CONSTRUCTION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

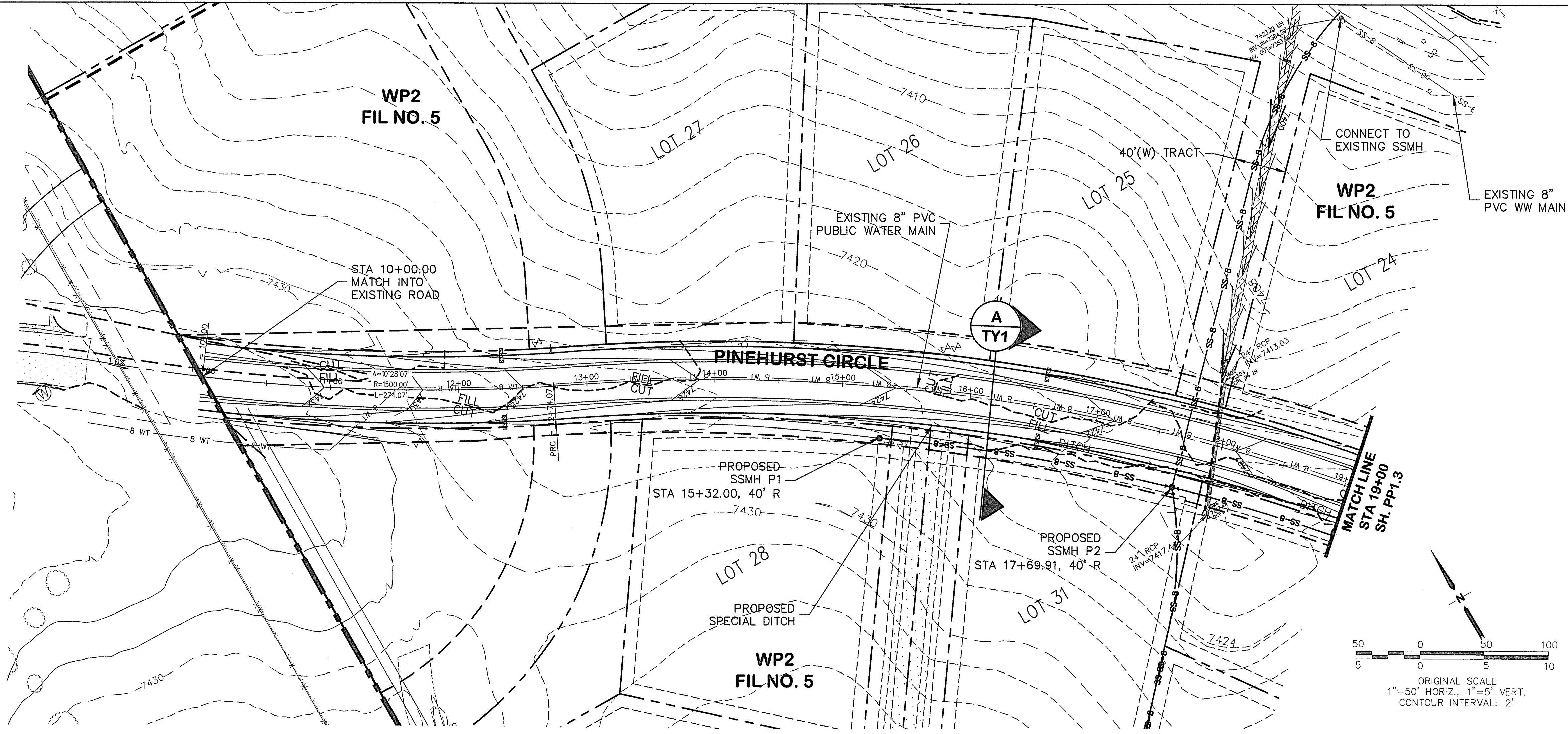
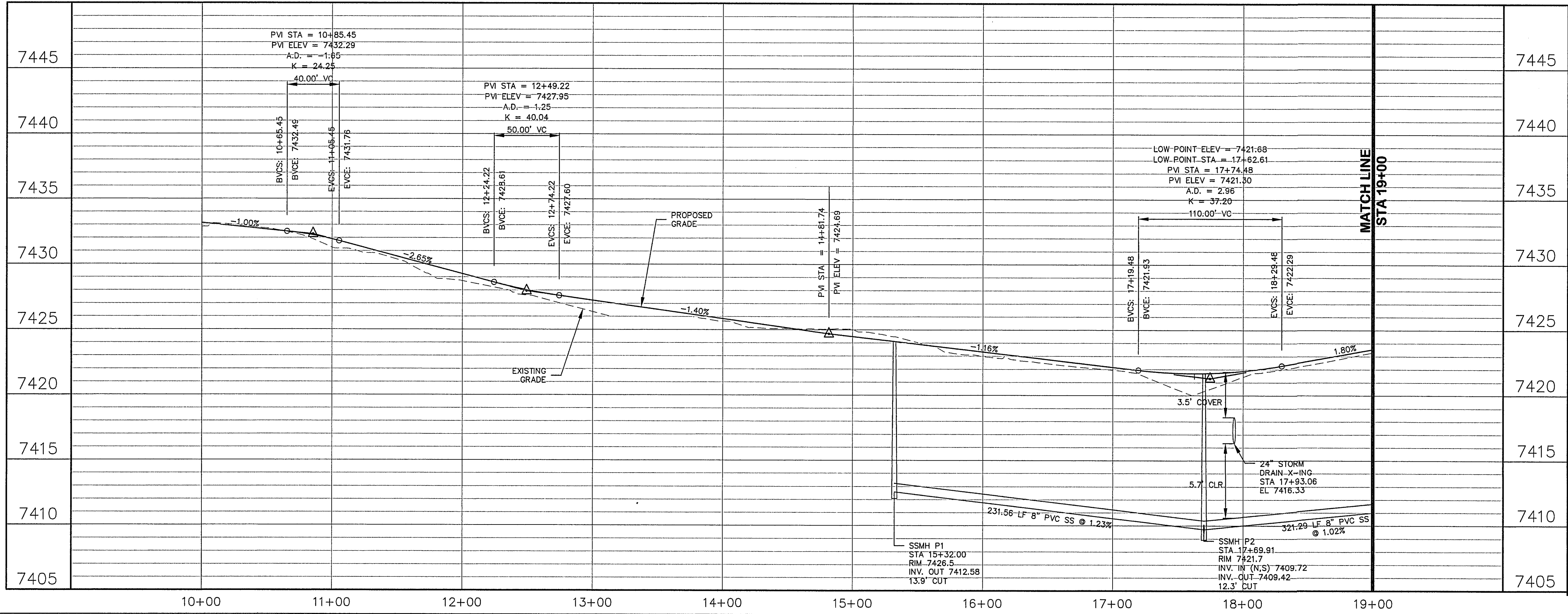
NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	6/29/22
2	EPC COMMENTS	7/6/22

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 9/14/20
PROJECT NO: 040201
SHEET:

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/5/22
MODIFIED BY: MSP

PP1.3

C:\Users\Owner\Dropbox\jpsprojects\040201.walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\PP1.dwg Jul 07, 2022 -- 7:46am

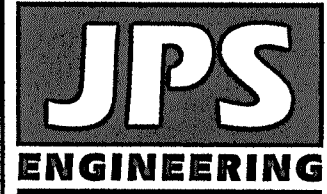


WALDEN PRESERVE 2 - FILING NO. 5

PINEHURST CIRCLE PLAN & PROFILE

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 7/5/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

PP1.4



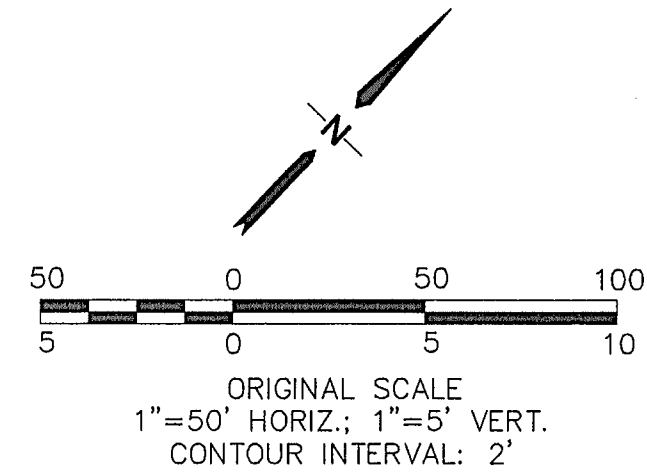
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22
3			
4			
5			

C:\Users\Michael.Drobb\Dropbox\jpsprojects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\PP2.1.dwg Jul 06, 2022 - 9:42am



CL-CL INTERSECTION
STA 43+71.74
PINEHURST CIRCLE
= STA 10+00.00
EMERSON CLIFF CT

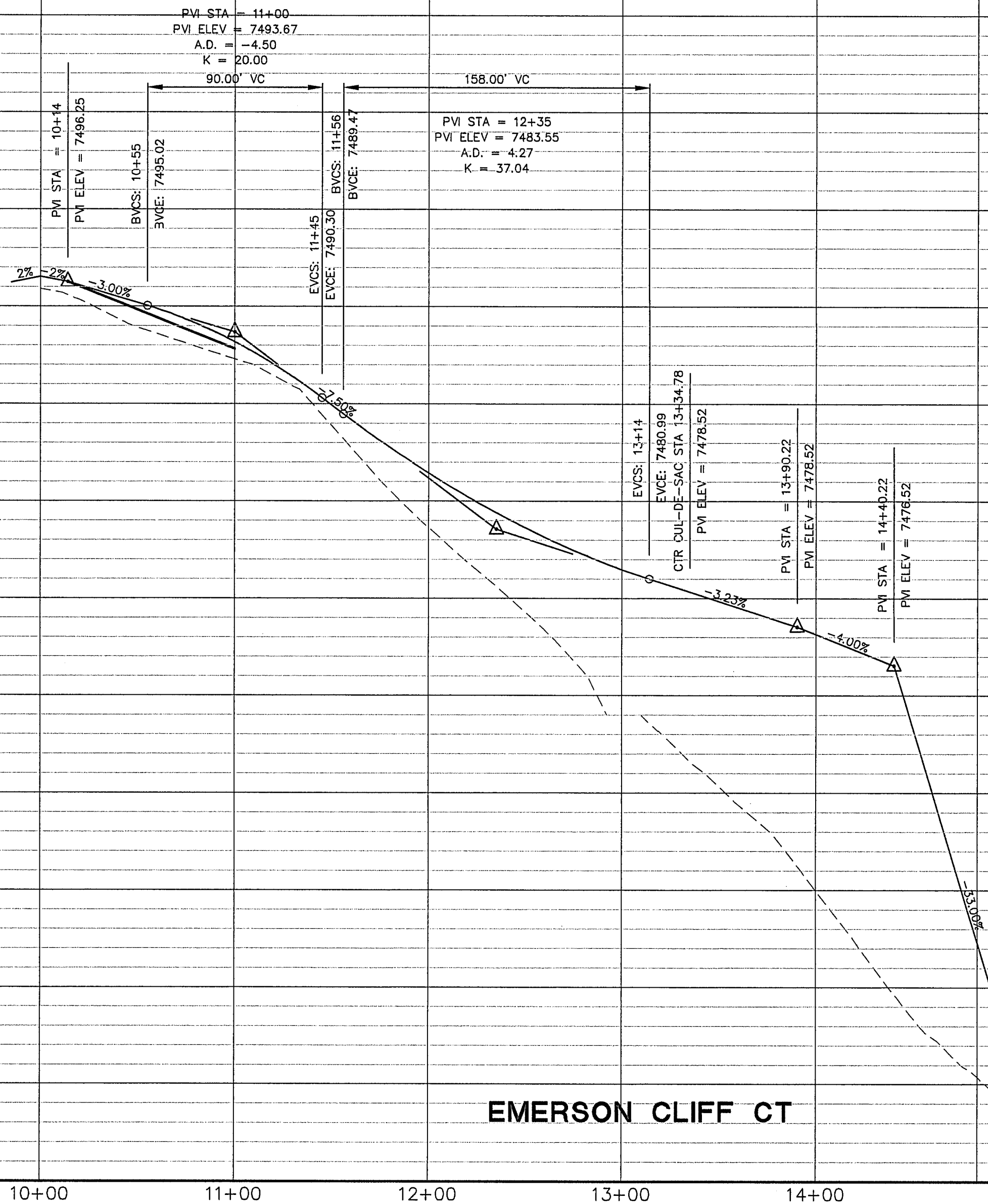
PROPOSED SSMH P10
STA 43+76.28, 40' R

PINEHURST
CIRCLE

EMERSON CLIFF CT

PROPOSED FH
ASSEMBLY

EXISTING
8" SS MAIN



EMERSON CLIFF CT



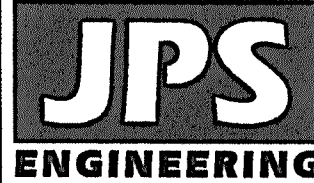
WALDEN PRESERVE 2 - FILING NO. 5

EMERSON CLIFF CT PLAN & PROFILE

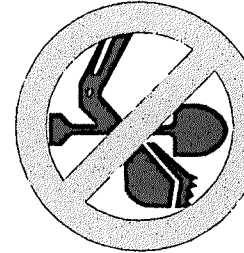
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 12/24/20
PROJECT NO: 040201
SHEET:

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/6/22
MODIFIED BY: MSP

PP2.1

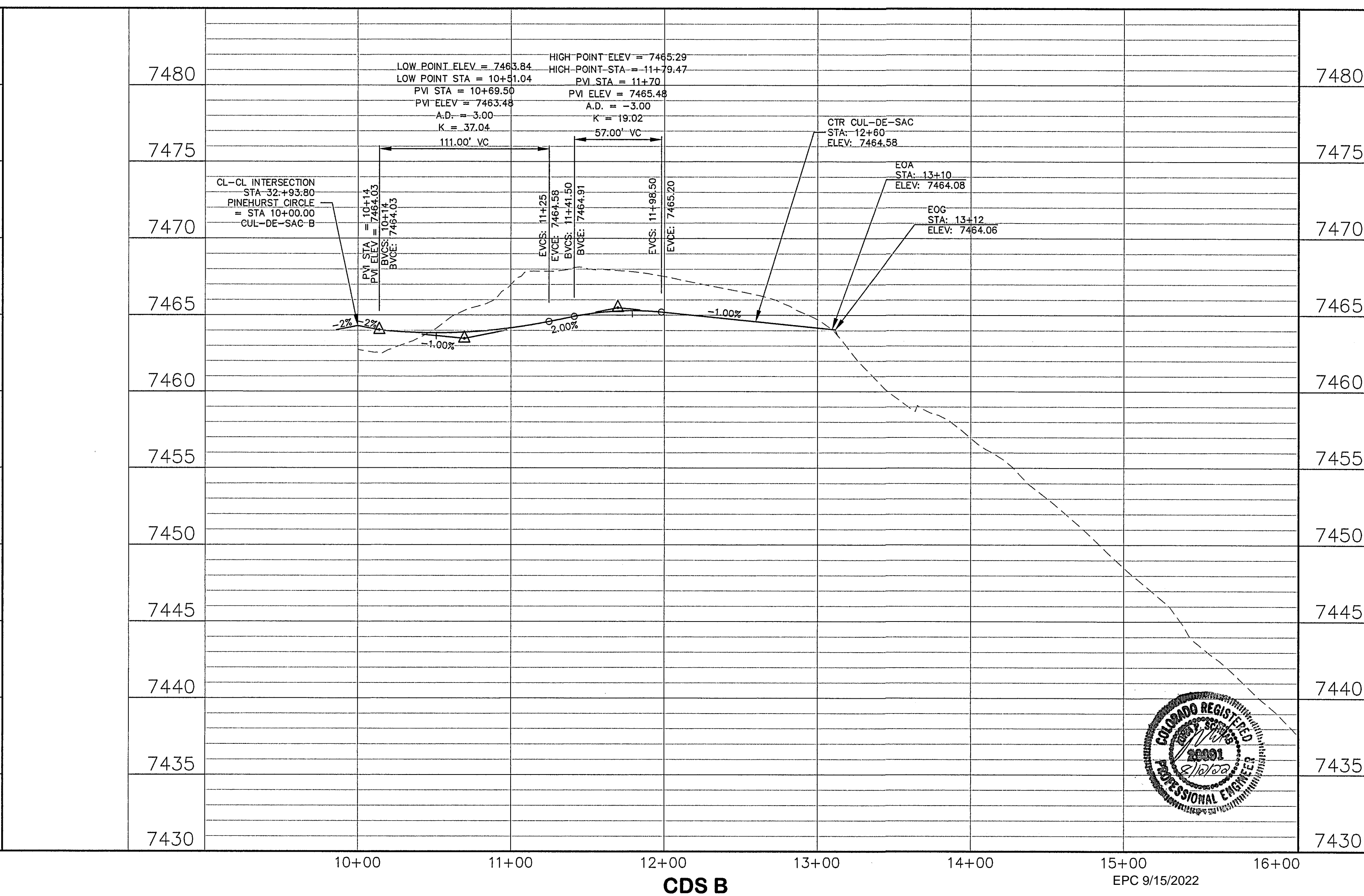
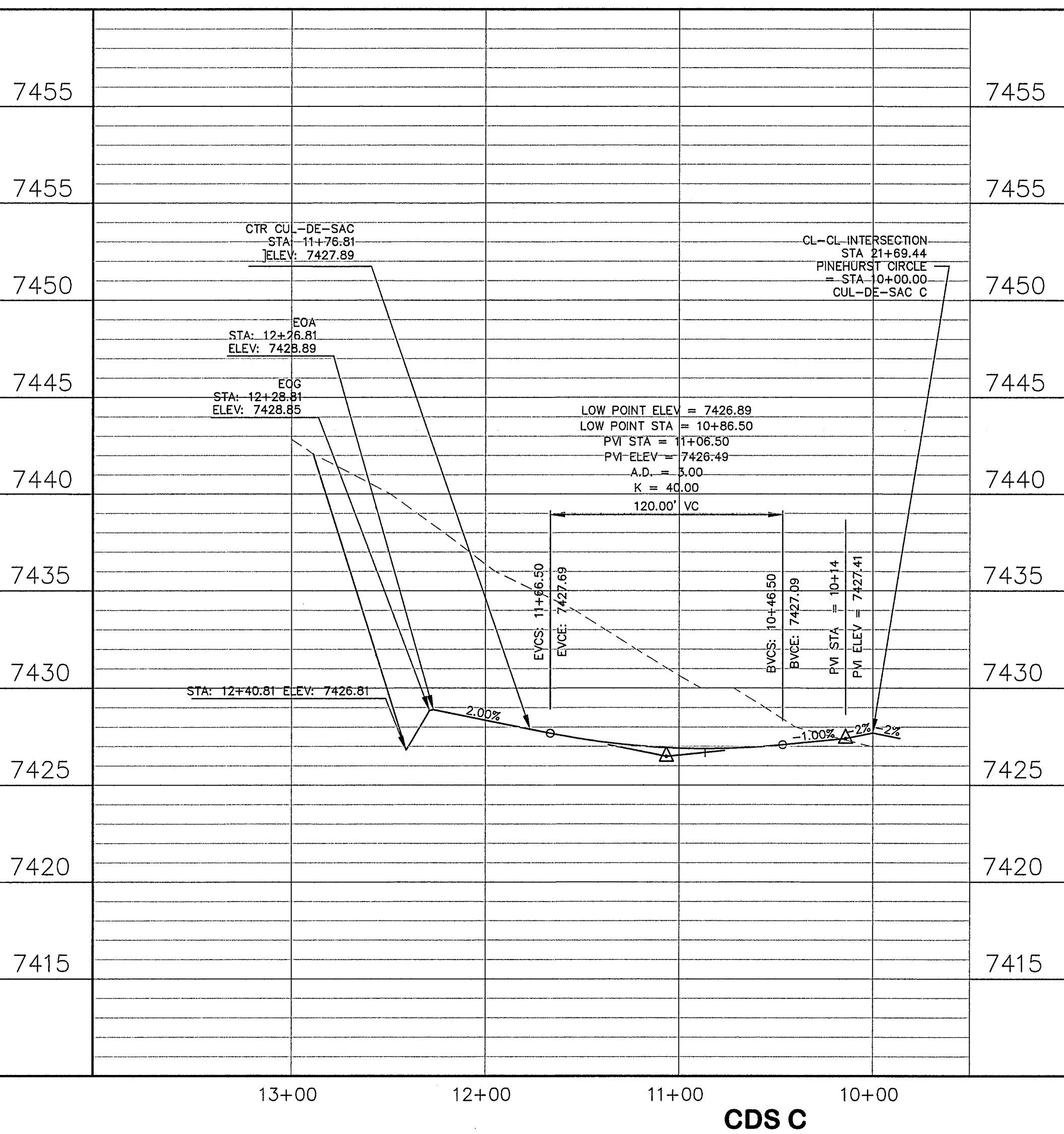
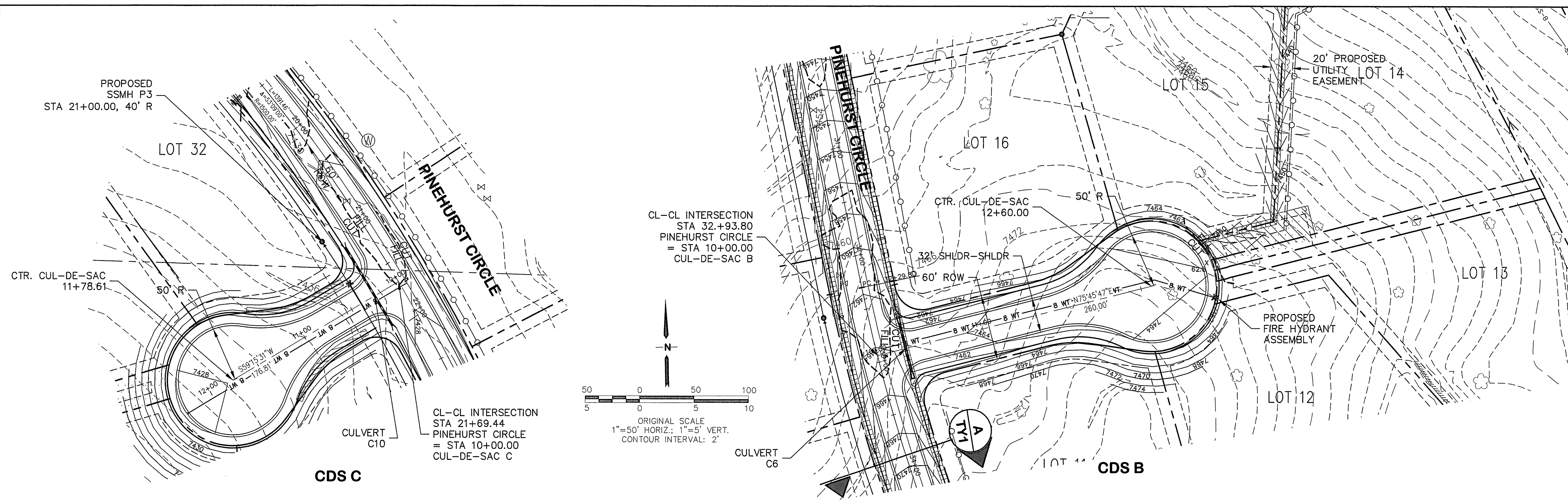


19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

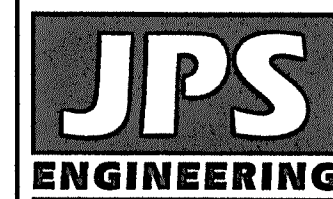


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CAUTION: CALL BEFORE YOU DIG. GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22



WALDEN PRESERVE 2 - FILING NO. 5





19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



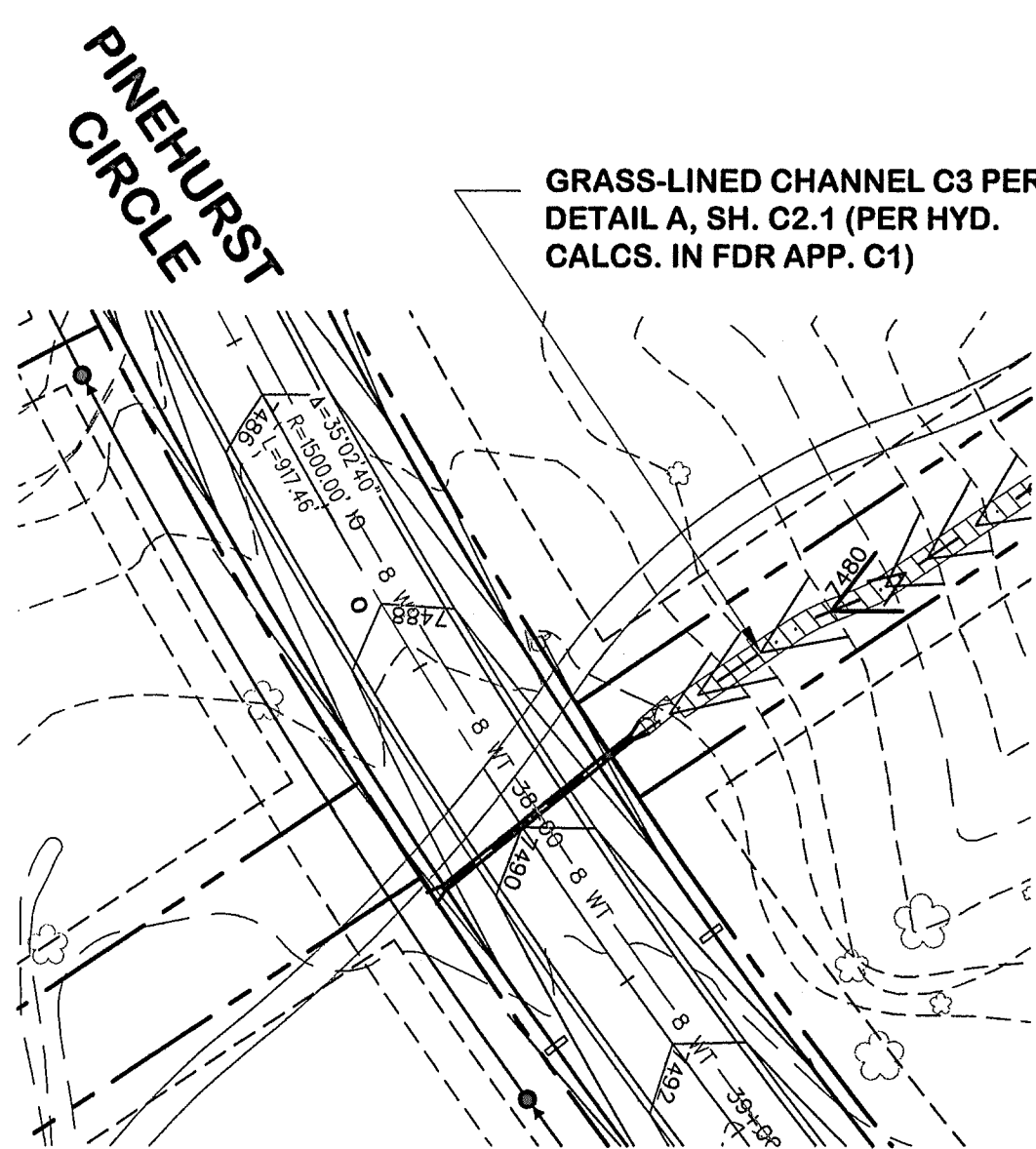
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE
	FINAL PLAT SUBMITTAL	JPS	1/10/22
	EPC COMMENTS	JPS	7/6/22

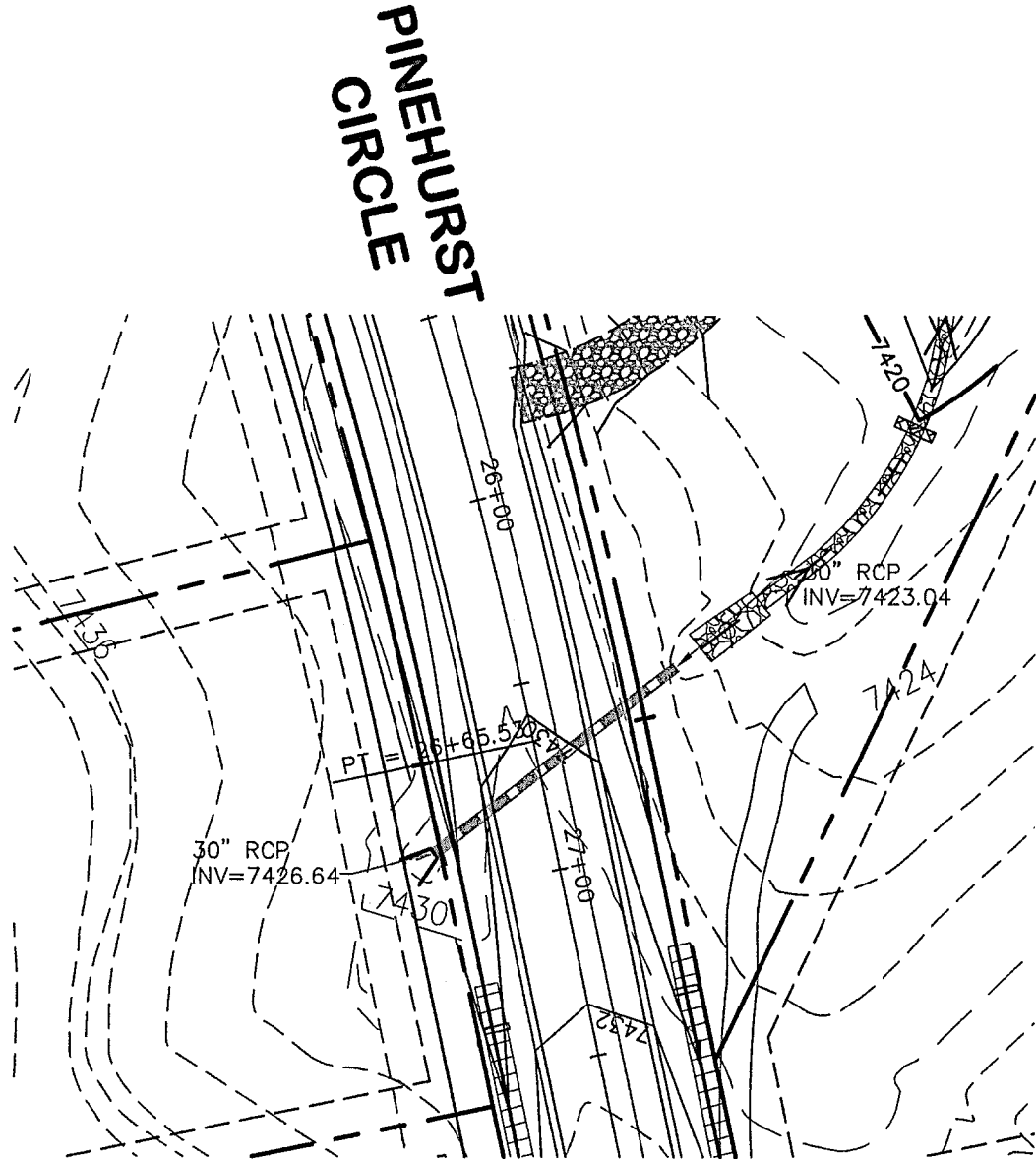
HORIZ. SCALE:	1"=50'	DRAWN:	BJJ
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	RAMPART 12/24/20	LAST MODIFIED:	7/5/22
PROJECT NO:	040201	MODIFIED BY:	MSP

C:\Users\Owner\Dropbox\ipsprojects\040201.walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\pp2.1.dwg Jul 07, 2022 - 7:20am

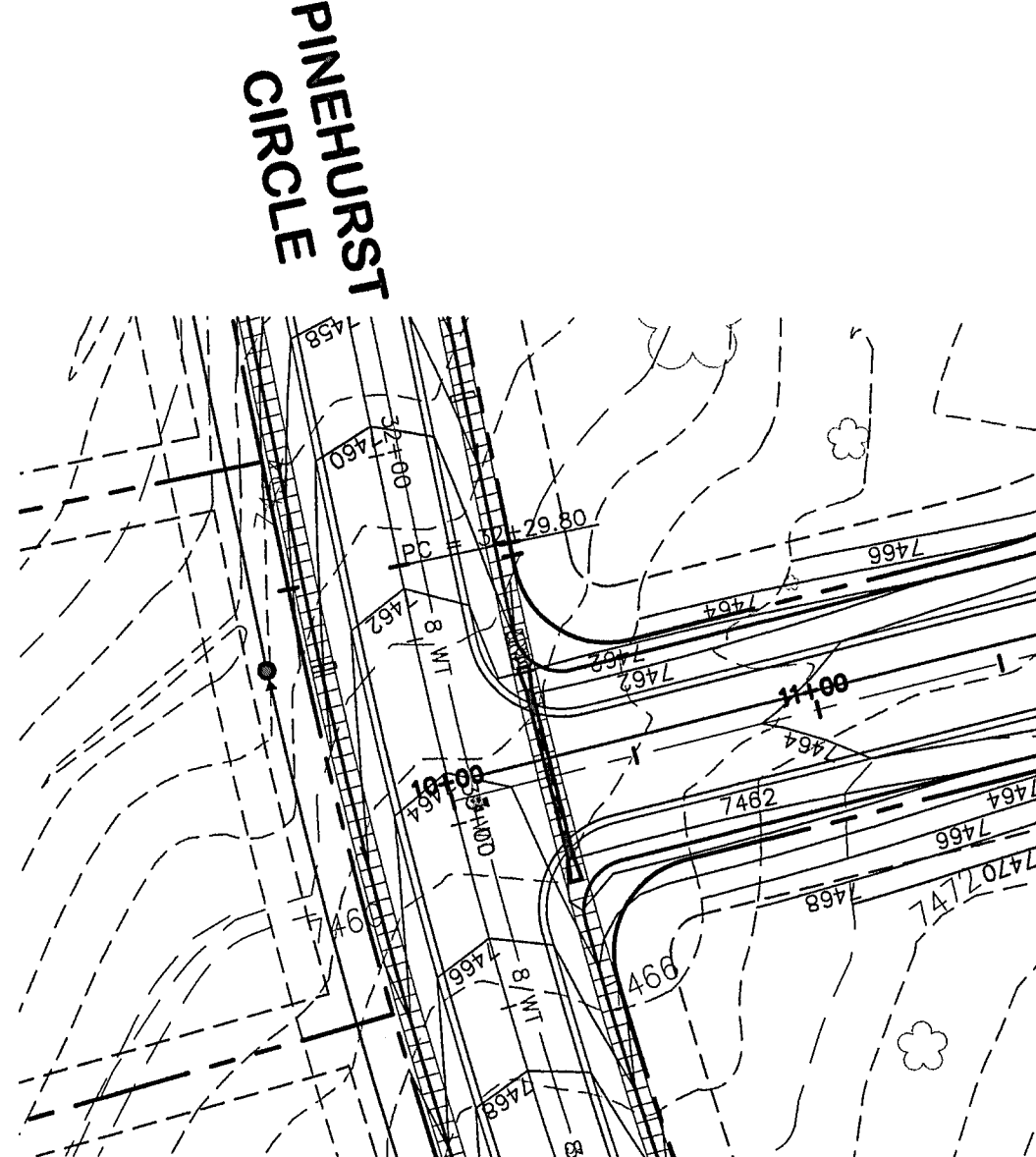
C:\Users\Owner\Desktop\jpsprojects\040201.walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\SD1.dwg Jul 07, 2022 - 7:36am



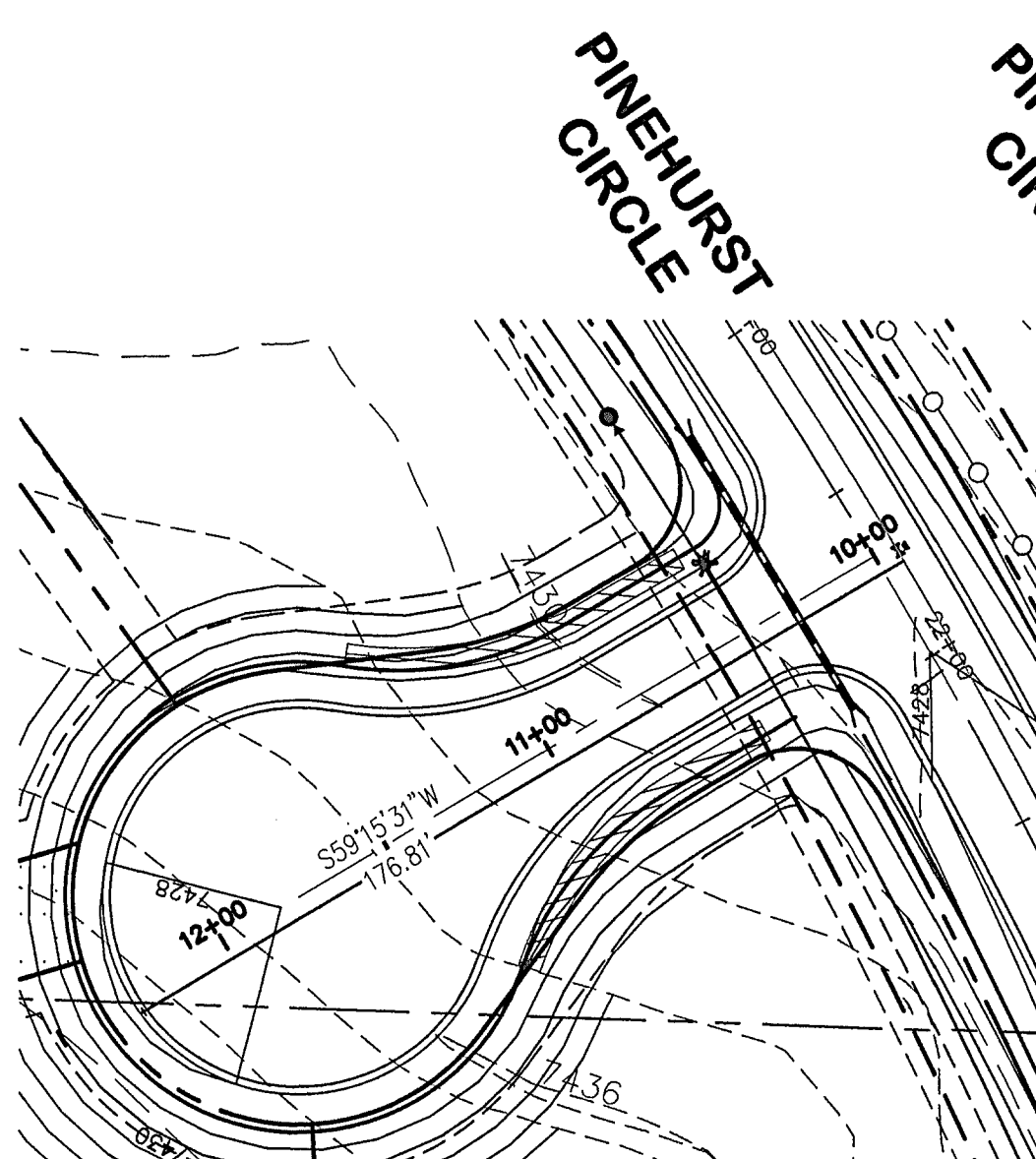
CULVERT C3



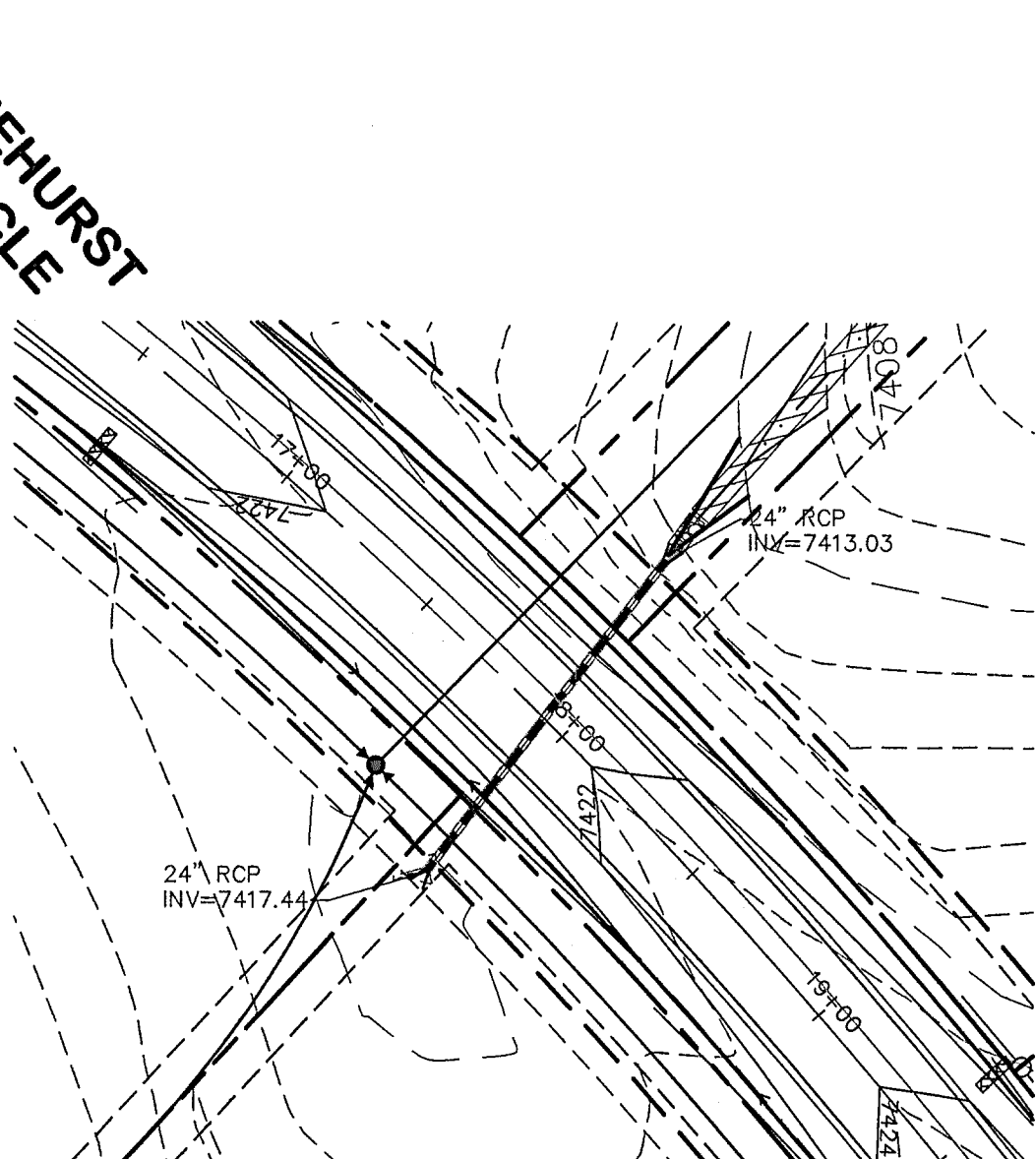
CULVERT C5



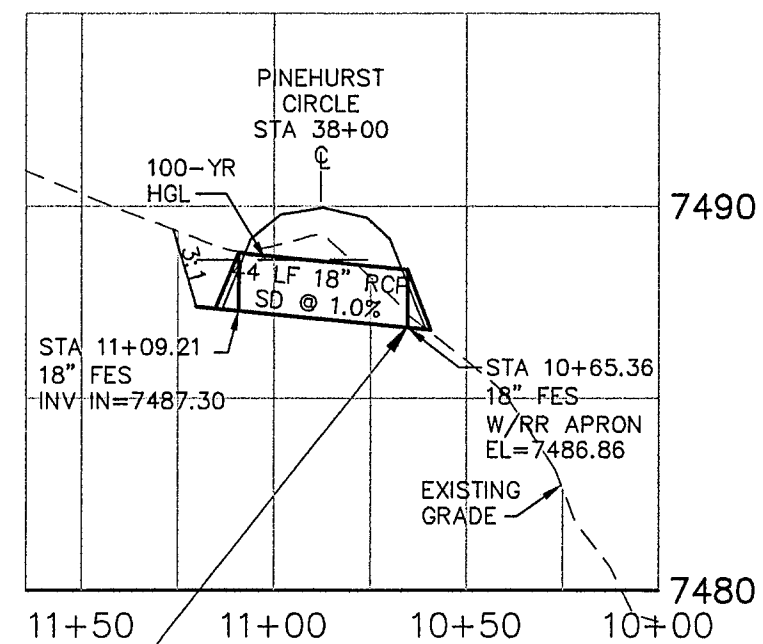
CULVERT C6



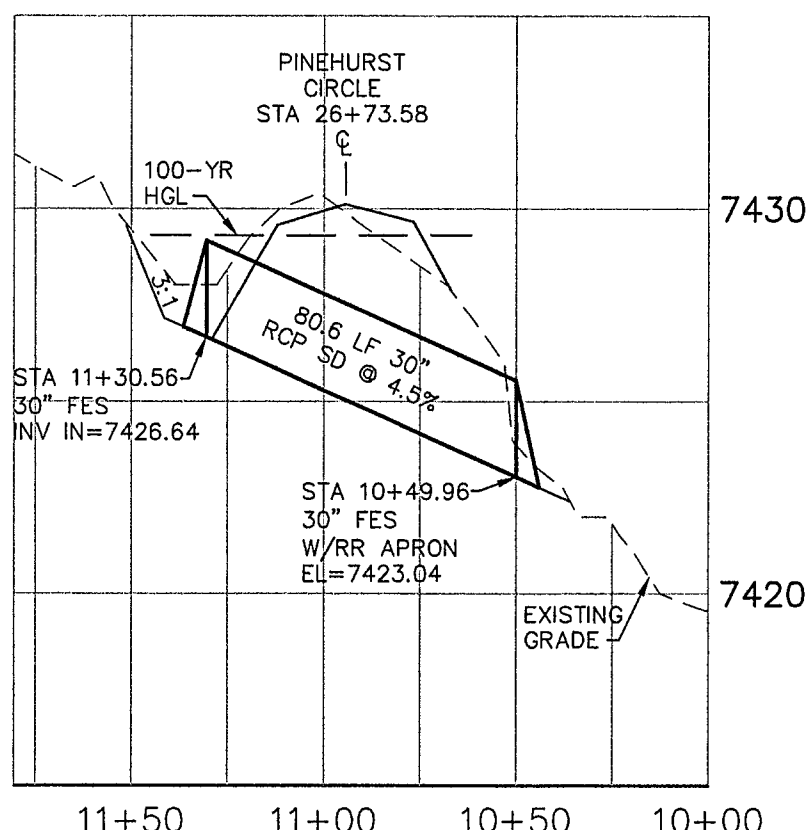
CULVERT C10



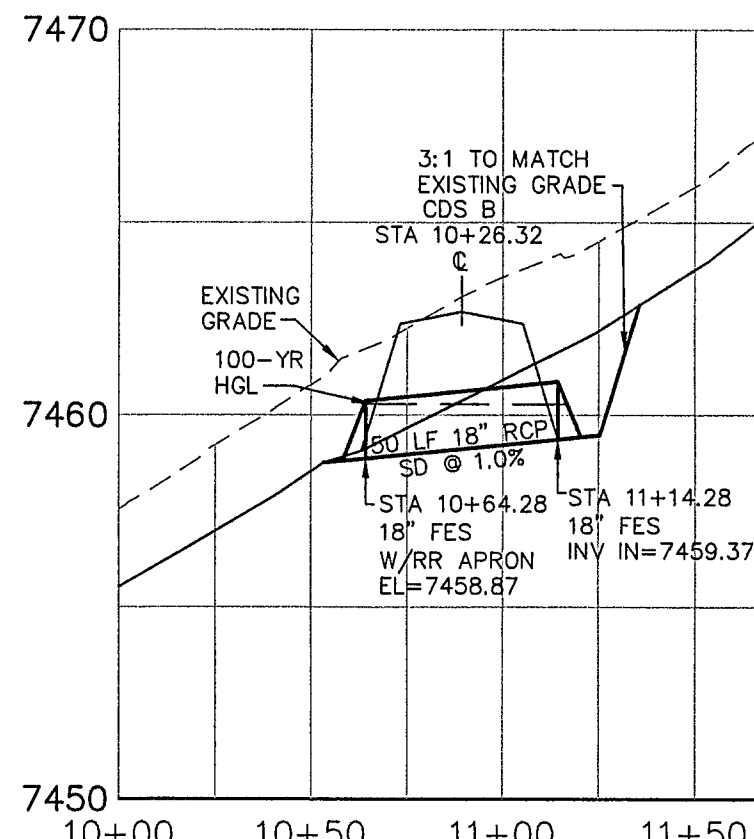
CULVERT C11



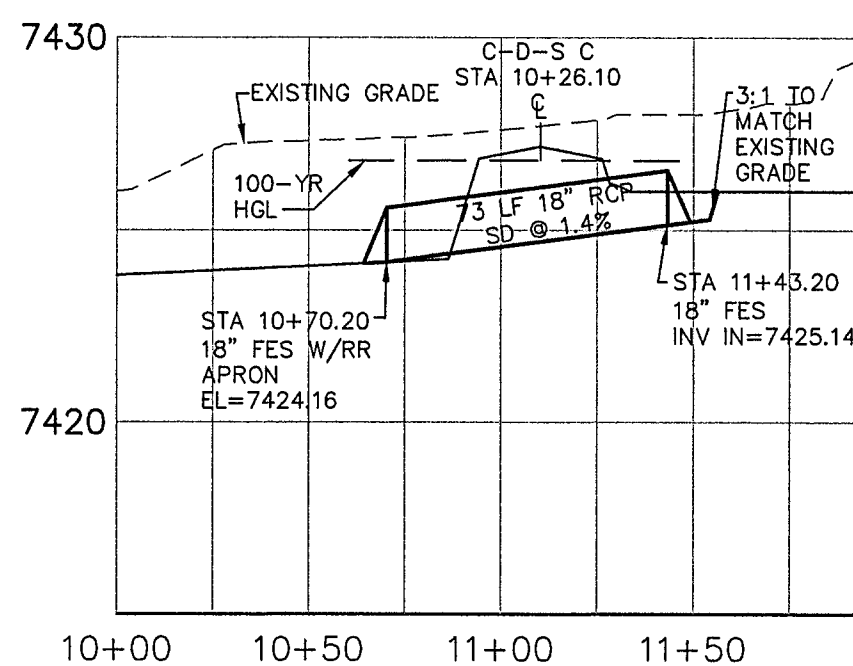
CULVERT C3



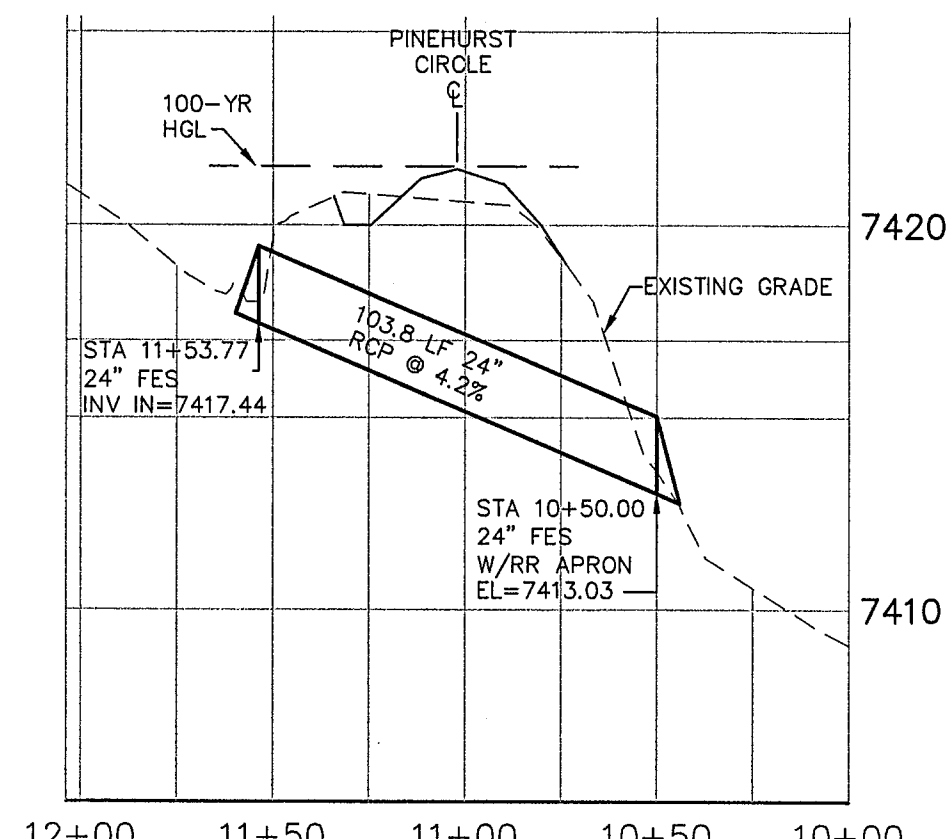
CULVERT C5



CULVERT C6

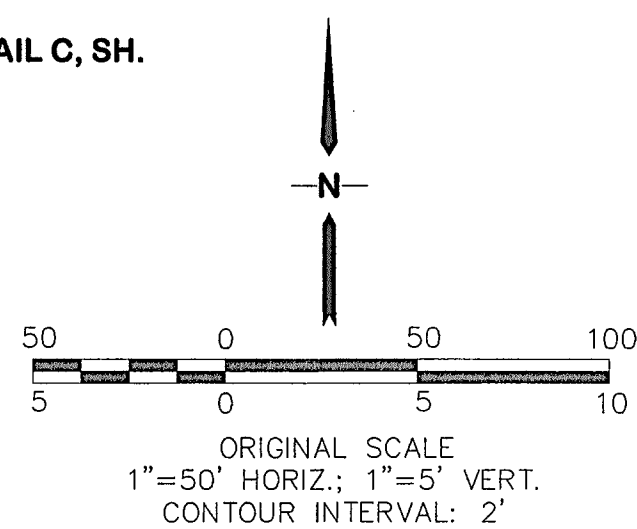


CULVERT C10



CULVERT C11

RIPRAP APRON PER DETAIL C, SH. TY1



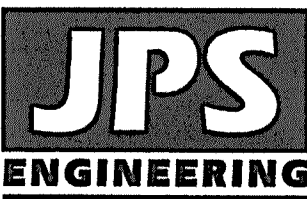
EPC 9/15/2022

WALDEN PRESERVE 2 - FILING NO. 5

FILING NO. 5 CULVERTS PLAN & PROFILE

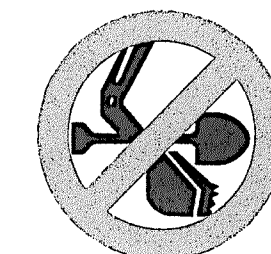
HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 1/10/22	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

SD1



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

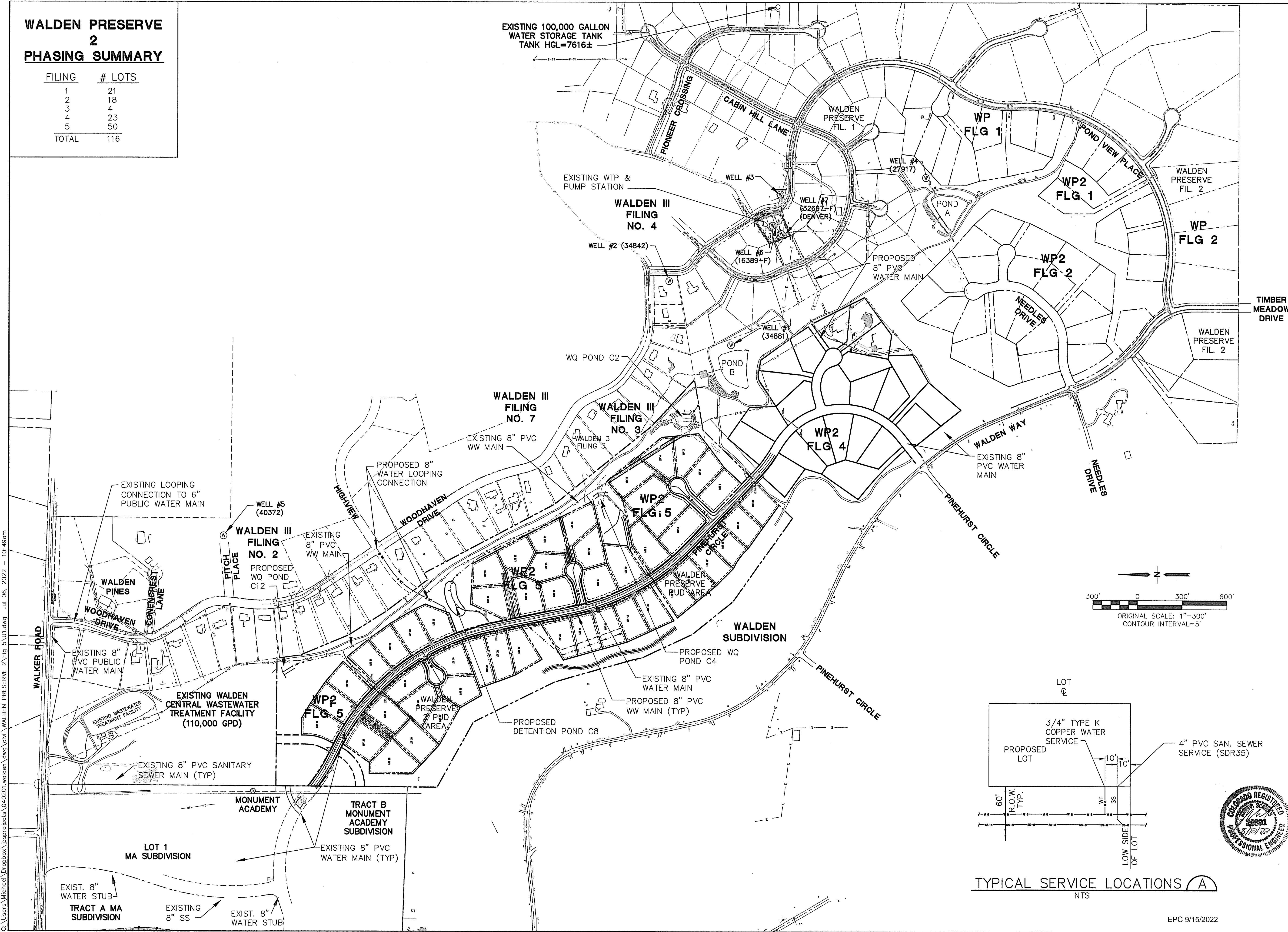


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

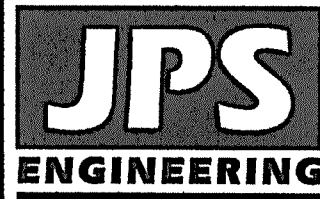
BY	DATE	REVISION
JPS	1/25/22	FINAL PLAT SUBMITTAL
JPS	7/6/22	FINAL PLAT SUBMITTAL

WALDEN PRESERVE
2
PHASING SUMMARY

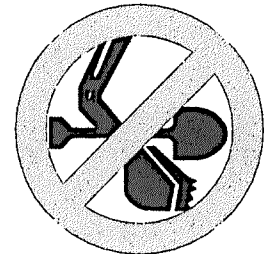
FILING	# LOTS
1	21
2	18
3	4
4	23
5	50
TOTAL	116



WALDEN WATER SYSTEM



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DATE	BY	REVISION
1/10/22	JPS	FINAL PLAT SUBMITTAL
7/6/22	JPS	EPC COMMENTS

MASTER
UTILITY PLAN



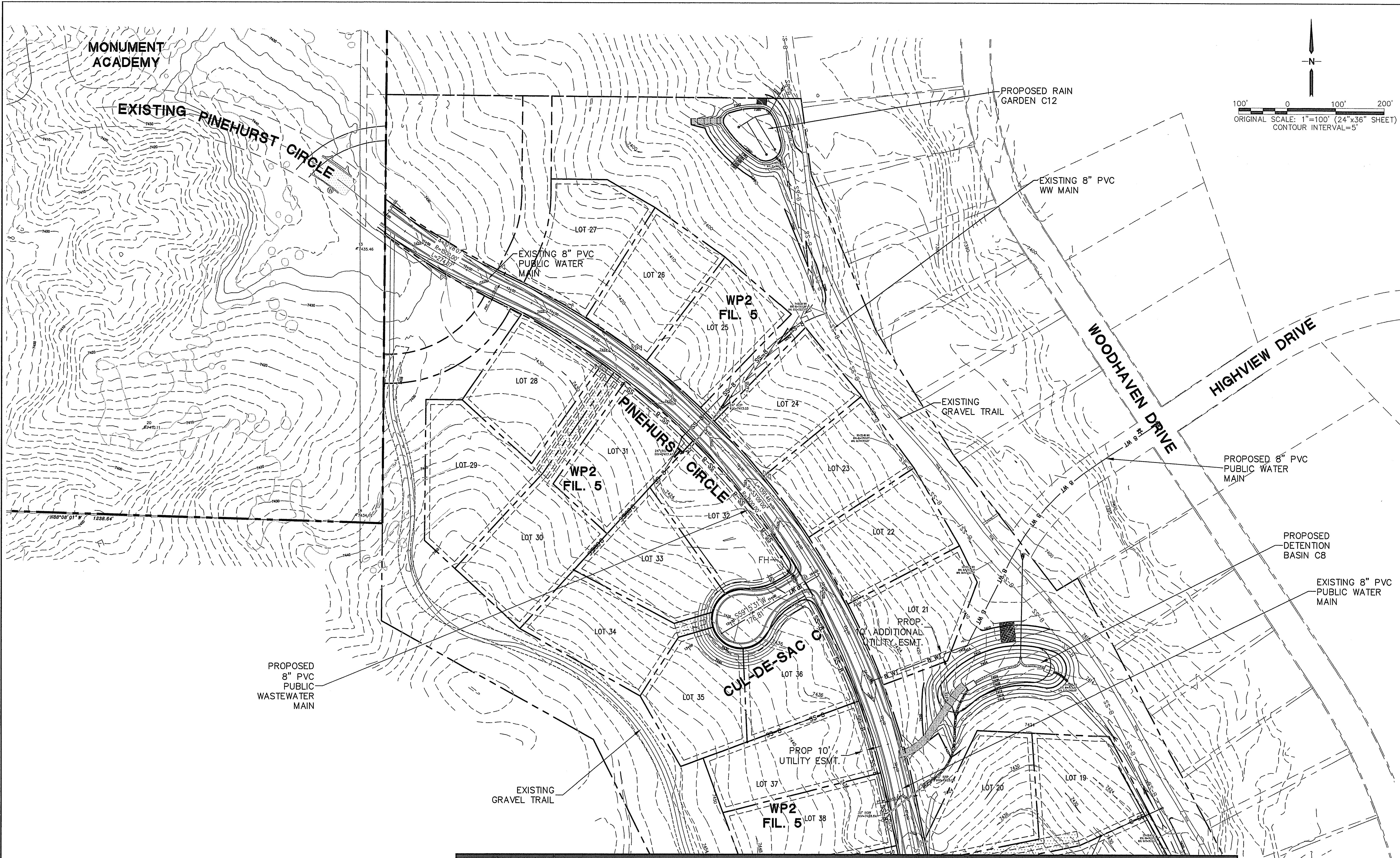
HORZ. SCALE: 1"=300'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET:

U1

EPC 9/15/2022

C:\Users\Michael\Dropbox\proj\projects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\U1.1-1.2.dwg Jul 06, 2022 - 10:57am



MATCH LINE
SEE SHEET U1.1



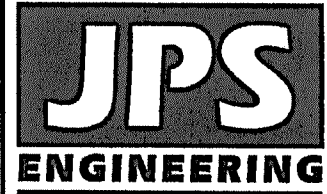
EPC 9/15/2022

WALDEN PRESERVE 2 - FILING NO. 5

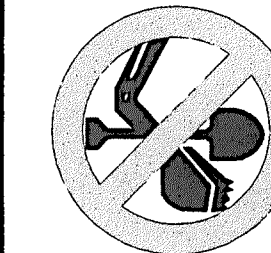
SITE UTILITY PLAN - NORTH

HORIZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET:
U1.2

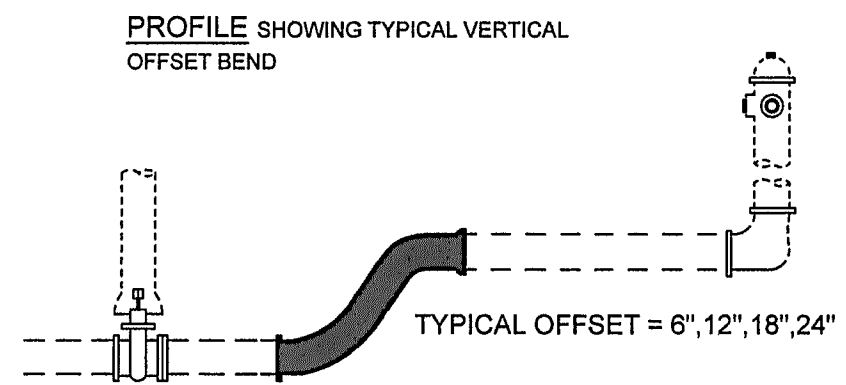
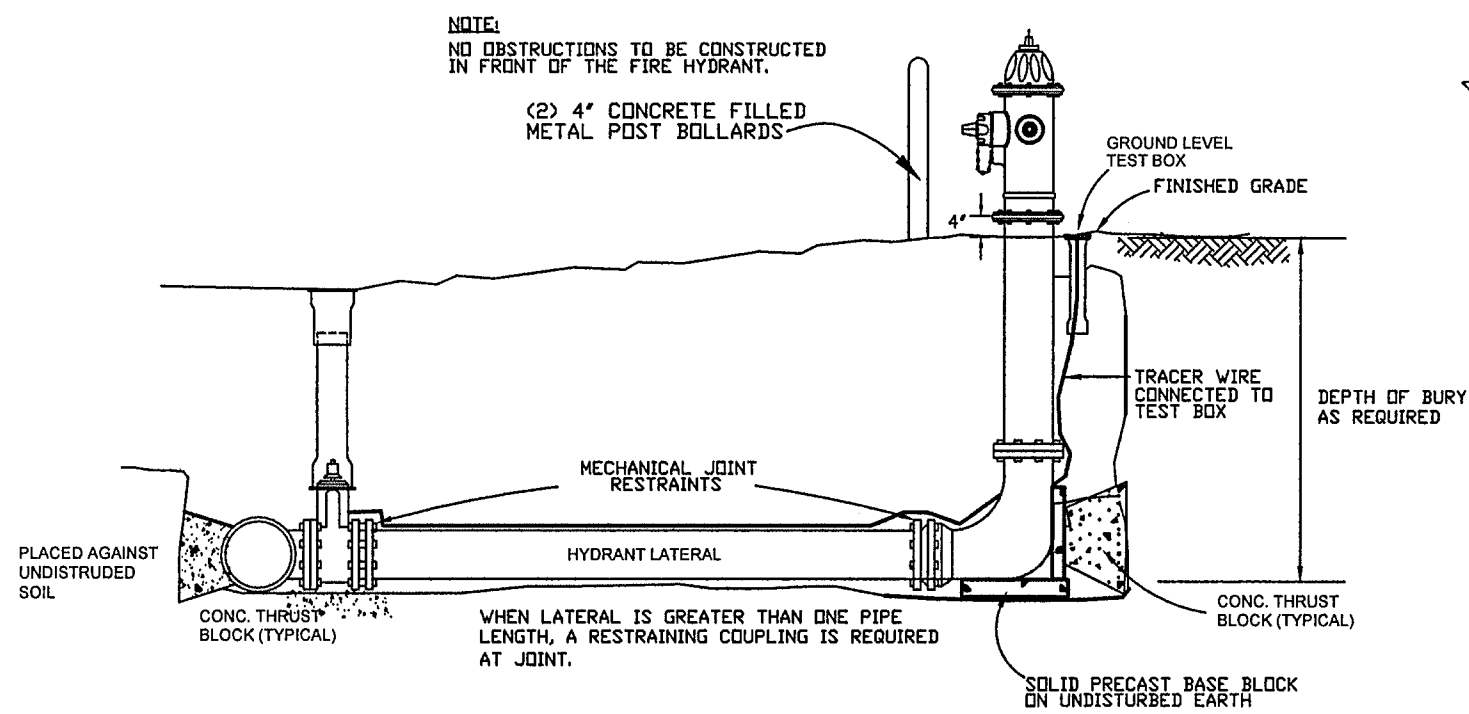


19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

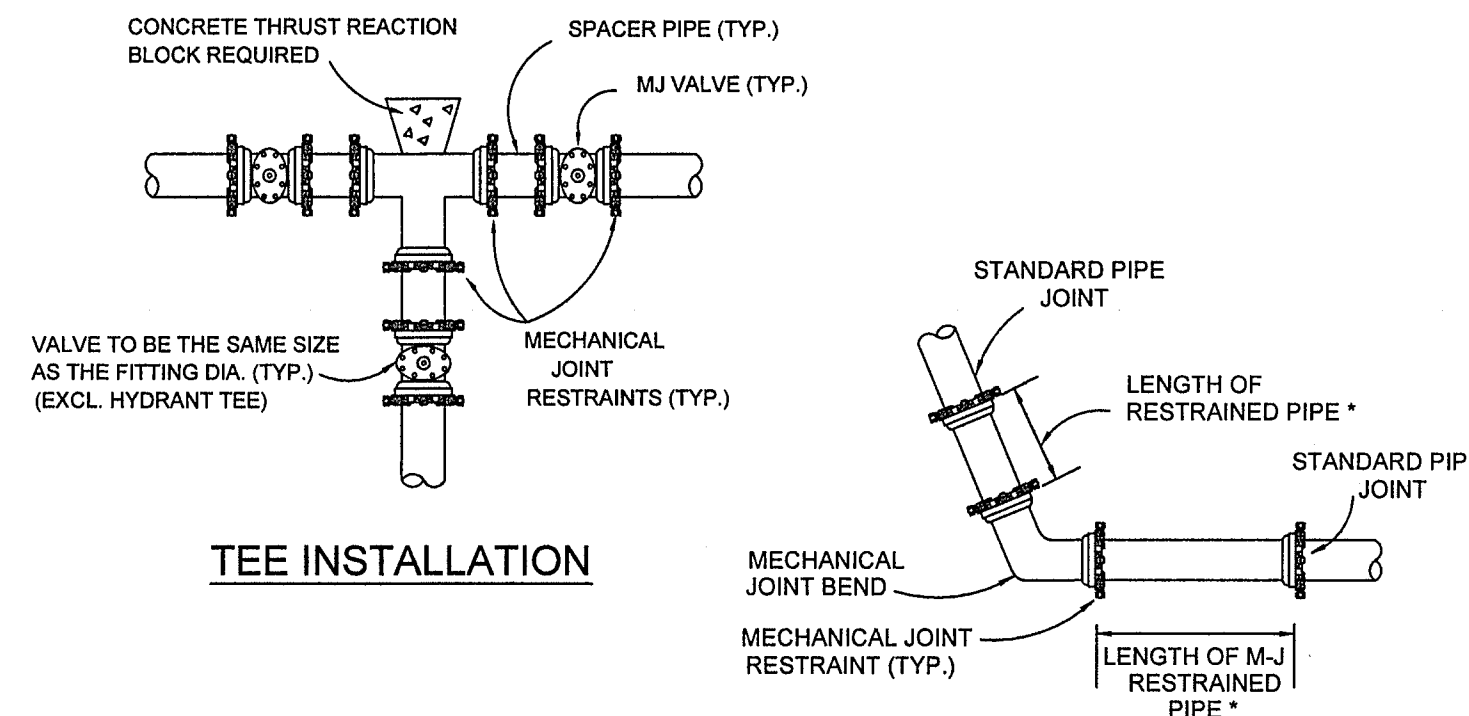
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS



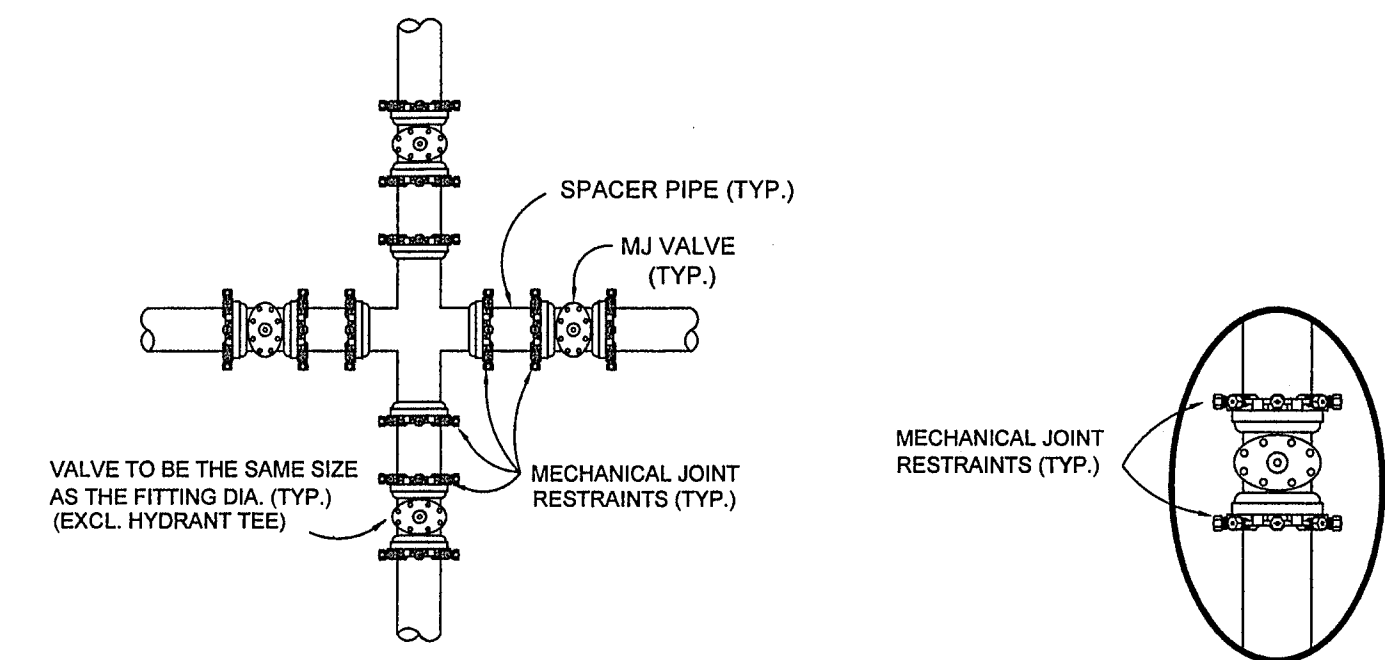
- 1.) Mechanical joint restraints
- 1.) Tracer wire and test box to be installed with each fire hydrant.

TYPICAL FIRE HYDRANT DETAIL 1

NOT TO SCALE

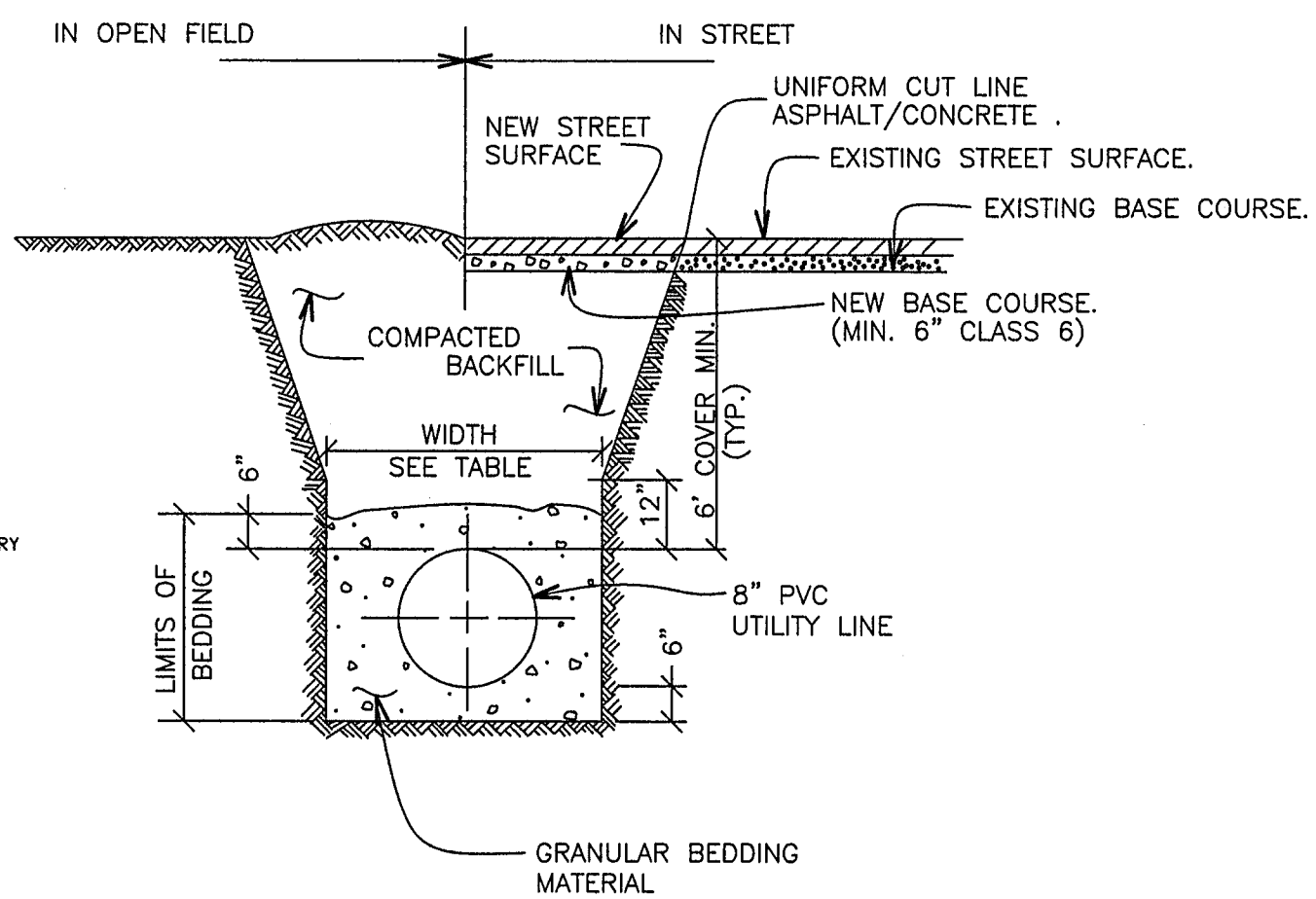


TEE INSTALLATION




CROSS INSTALLATION

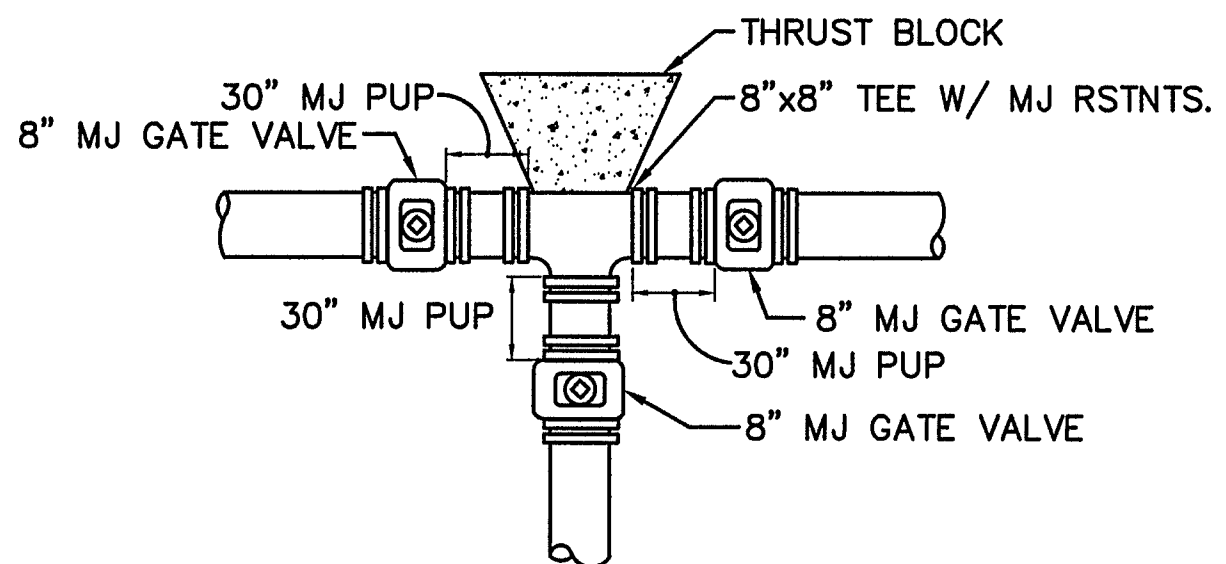
MECHANICAL JOINT RESTRAINTS 4



NOTES: 1. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
3. MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"

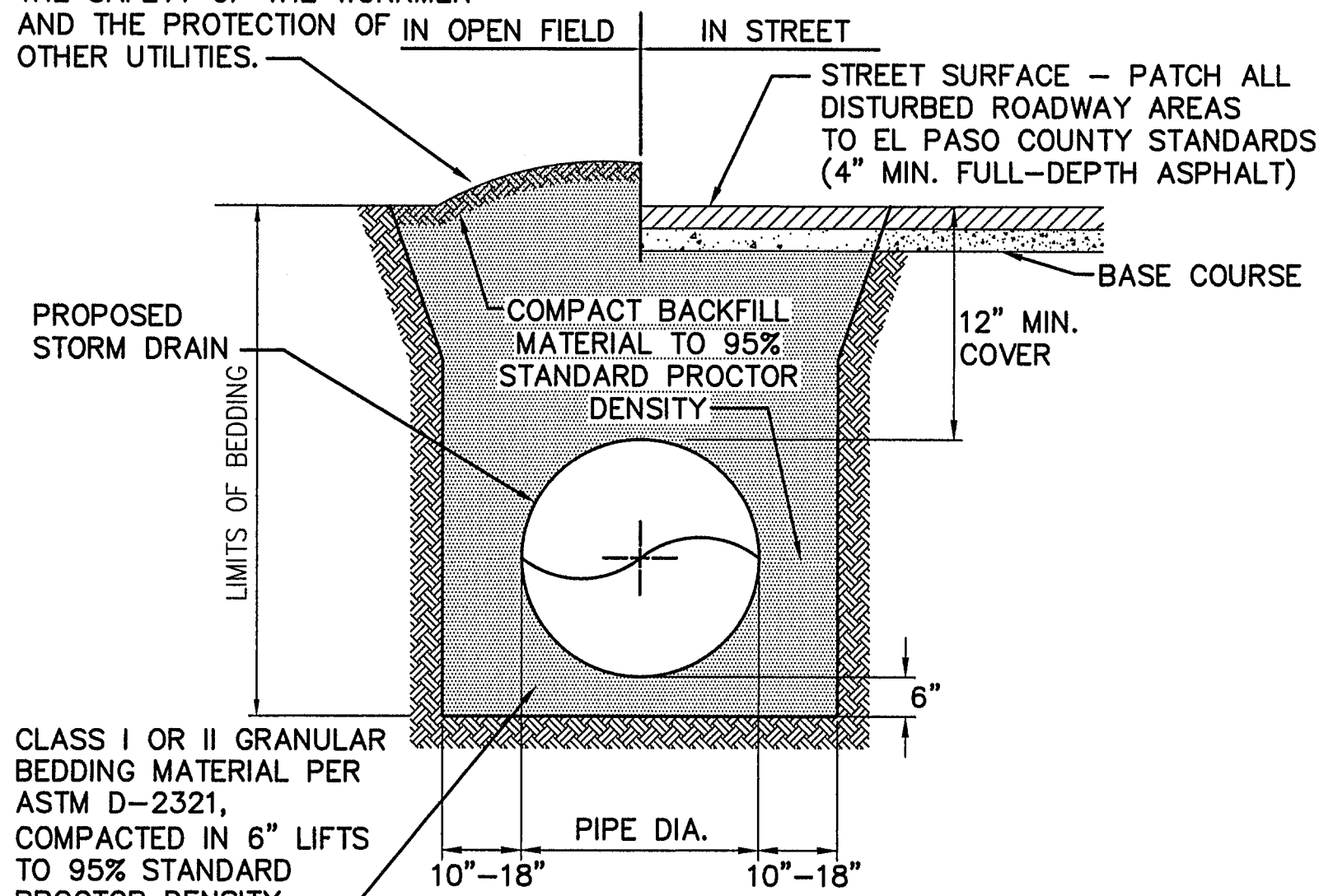
TYPICAL TRENCH SECTION 
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL 5

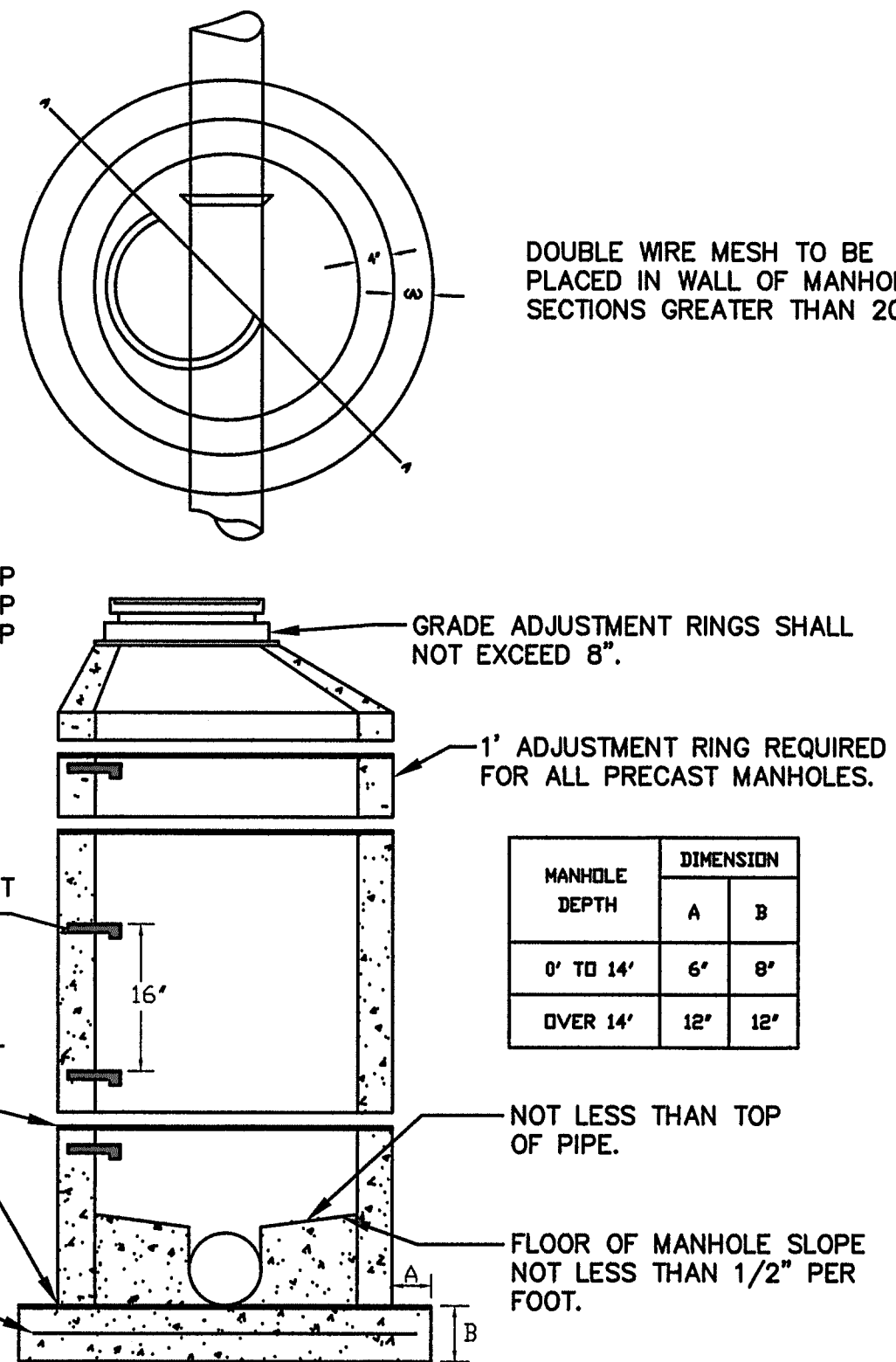
NOT TO SCALE

TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF IN OPEN OTHER UTILITIES. —



TYPICAL STORM SEWER TRENCH SECTION 6

NOT TO SCALE



TYPICAL SEWER MANHOLE 3
NOT TO SCALE

- GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO WALDEN CORPORATION SPECIFICATIONS, IN THE ABSENCE OF PUBLISHED GUIDANCE, ALL UTILITY WORK SHALL FOLLOW COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
4. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
5. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
6. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
7. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
9. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER WALDEN CORPORATION SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER WALDEN STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER WALDEN SPECIFICATIONS.
10. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
11. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY WALDEN CORPORATION AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
13. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
14. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
15. SERVICE LINES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS.
16. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
17. UTILITY BEDDING SHALL BE PLACED PER WALDEN CORPORATION REQUIREMENTS.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
19. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
20. REFER TO WALDEN CORPORATION SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL WALDEN CORPORATION BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
21. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
22. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO WALDEN CORPORATION FOR APPROVAL PRIOR TO BEGINNING WORK.
23. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. ¾").
24. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
25. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
26. ANY WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET WALDEN CORPORATION SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
27. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY WALDEN CORPORATION.

